

PRELIMINARY AND FINAL SITE PLAN

FOR

MPB REALTY, LLC

PROPOSED POPEYES RESTAURANT & SONIC RESTAURANT

BLOCK 153, LOT 38; TAX MAP SHEET #84 - LATEST REV. DATED 08-01-2011

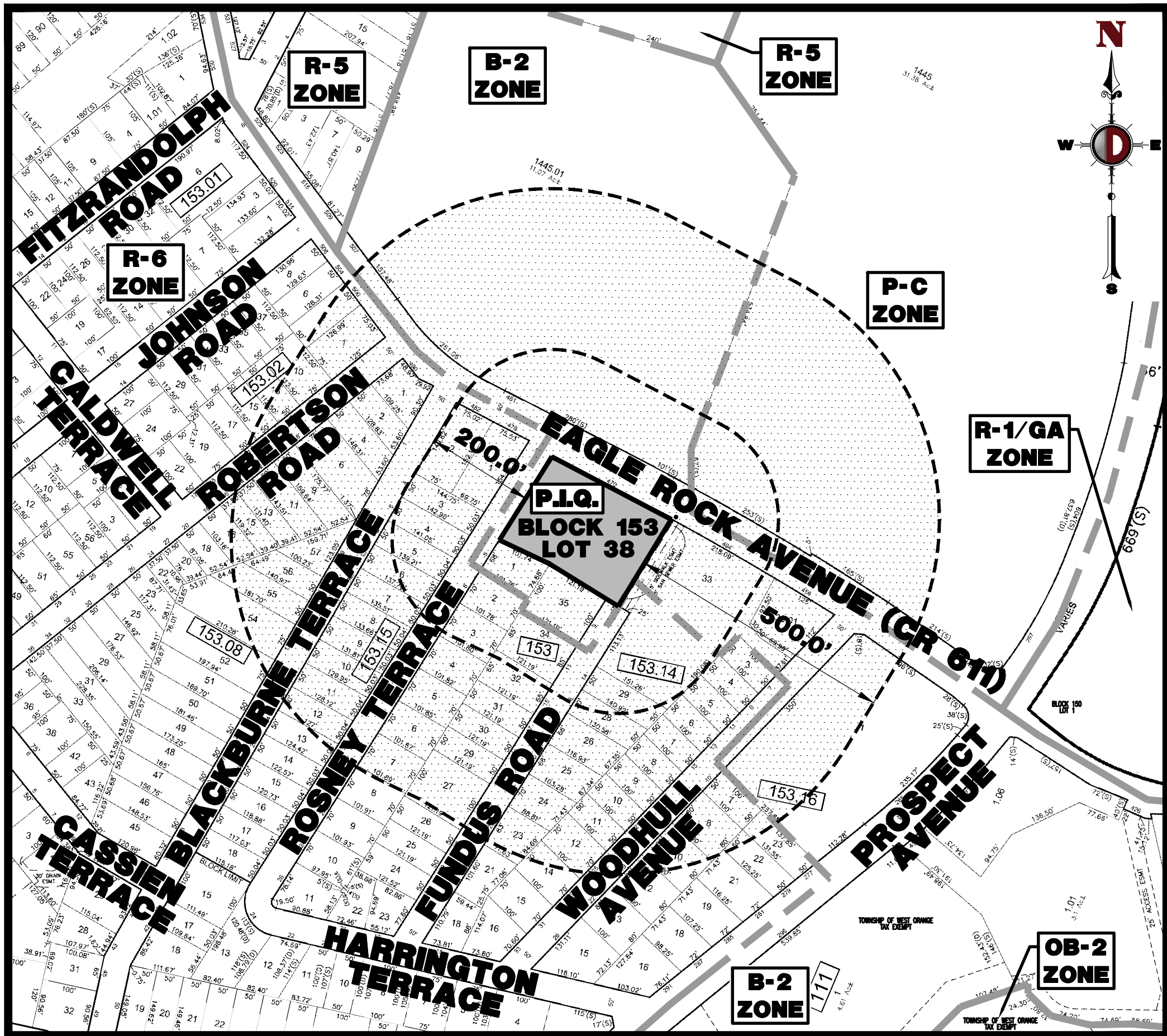
470 EAGLE ROCK AVENUE (CR-611)

TOWNSHIP OF WEST ORANGE

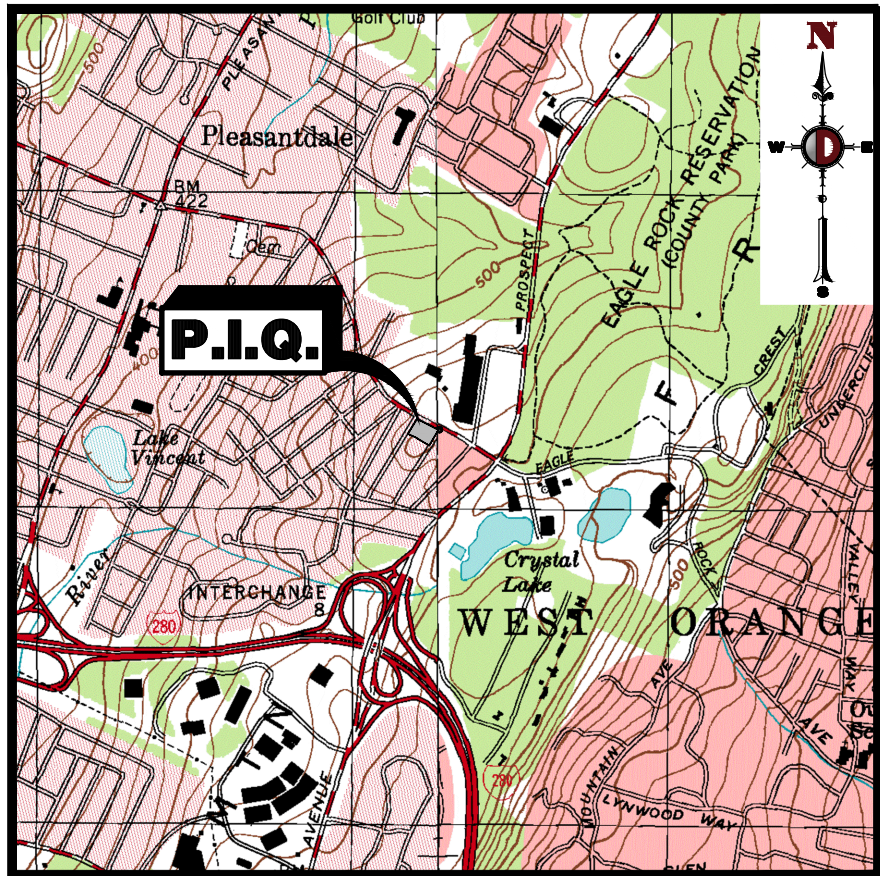
ESSEX COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
WEST ORANGE PLAZA, P.O. BOX 326 PLAINFIELD, NJ 07061	152.01	1445	470 EAGLE ROCK AVE. LLC 788 MORRIS TPKE SHORT HILLS, NJ 07078	153.14	33
MAYFAIR FARMS HOLDING CORP. 481 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY 07052	152.01	1445.01	NEISHA, ASSIF & GOPIEL MICHELLE 478 EAGLE ROCK AVE. WEST ORANGE, NJ 07052	153.15	1
ISMAL, HUSSEIN 6 ROSNEY TERR. WEST ORANGE, NJ 07052	153	1	CASTE, PAUL & ANN MARIE 482 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY 07052	153.15	2
THOMAS, SHIBU 8 ROSNEY TERR. WEST ORANGE, NJ 07052	153	2	SIMEUS, BOLLY & GLENNAH 4 BLACKBURN TERRACE WEST ORANGE, NJ 07052	153.15	3
BISE, JEAN-LUC & BANK, MARGARET 10 ROSNEY TERR. WEST ORANGE, NJ 07052	153	3	MESHA, KYRILLOS & MOUSA, RANDA 6 BLACKBURN TERRACE WEST ORANGE, NJ 07052	153.15	4
ALTUNKAYA, EMRAH & FIGEN 15 FUNDUS ROAD WEST ORANGE, NJ 07052	153	32	HAYES, PATRICK & DENISE GOOD-- 8 BLACKBURN TERR. WEST ORANGE, NJ 07052	153.15	5
PRINCE, CHRISTINA M 11 FUNDUS ROAD WEST ORANGE, NJ 07052	153	34	ONIL, AKANNI R. & MERCY N. 10 BLACKBURN TERR. WEST ORANGE, NJ 07052	153.15	6
WRIGHT, BARRY N. & HELEN 9 FUNDUS RD WEST ORANGE, NJ 07052	153	35	KARLSEN, ALEXANDER & KERYN RYAN 12 BLACKBURN TERRACE WEST ORANGE, NJ 07052	153.15	7
ZG REAL ESTATE LLC 235 MAIN ST., #256 MADISON, NJ 07940	153	38	ALSO TO BE NOTICED: PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, 16B NEWARK, NJ 07102		
CATALANO, GAETANO 9 WOODHULL AVENUE WEST ORANGE, NJ 07052	153.14	4	NEW JERSEY AMERICAN WATER COMPANY 167 JOHN F. KENNEDY PARKWAY SHORT HILLS, NJ 07078		
DAZ, BERTHA 11 WOODHULL AVE WEST ORANGE, NJ 07052	153.14	5	COMCAST CABLEVISION 800 RAHWAY AVENUE UNION, NJ 07083		
ABDELJAZZ, HOSSAM & AHMED, JHAN 13 WOODHULL AVENUE WEST ORANGE, NJ 07052	153.14	6	VERIZON 1 VERIZON WAY BASKING RIDGE, NEW JERSEY 07920-1025		
WHITE, MARCUS & SANDRA L. 16 FUNDUS ROAD WEST ORANGE, NJ 07052	153.14	28	TOWNSHIP OF WEST ORANGE MUNICIPAL BUILDING 66 MAIN STREET WEST ORANGE, NJ 07052		
LORENZANA, ROSEMARIE & ANGELO 14 FUNDUS ROAD WEST ORANGE, NEW JERSEY 07052	153.14	29			



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX

COVER SHEET	1 of 20
AERIAL MAP	2 of 20
GENERAL NOTES	3 of 20
DEMOLITION AND TREE REMOVAL PLAN	4 of 20
SITE PLAN	5 of 20
GRADING PLAN	6 of 20
DRAINAGE PLAN	7 of 20
UTILITY PLAN	8 of 20
LANDSCAPE PLAN	9 of 20
LIGHTING PLAN	10 of 20
SOIL EROSION AND SEDIMENT CONTROL PLAN	11 of 20
LIGHTING DETAILS	12 of 20
CONSTRUCTION DETAILS	13 of 20
CONSTRUCTION DETAILS	14 of 20
CONSTRUCTION DETAILS	15 of 20
CONSTRUCTION DETAILS	16 of 20
CONSTRUCTION DETAILS	17 of 20
VEHICLE CIRCULATION (WB-50)	18 of 20
VEHICLE CIRCULATION (TRASH TRUCK)	19 of 20
VEHICLE CIRCULATION (FIRE TRUCK)	20 of 20

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE:

COVER SHEET

PROJECT: **MPB REALTY, LLC**
PROPOSED POPEYE'S & SONIC RESTAURANT
BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: NSR
DESIGNED BY: DG/MMW
CHECKED BY: MJB
CHECKED BY: -

MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

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SHEET No: **1**
OF 20
Rev. # 3

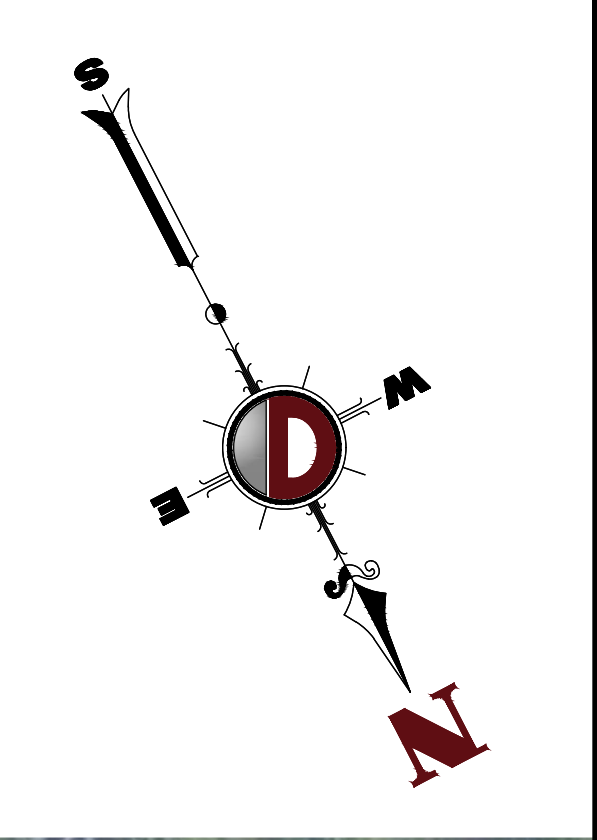
ZONING BOARD OF
ADJUSTMENT APPROVAL

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	
CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

1904 MAIN STREET
LAKE COMO, NJ 07719
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GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

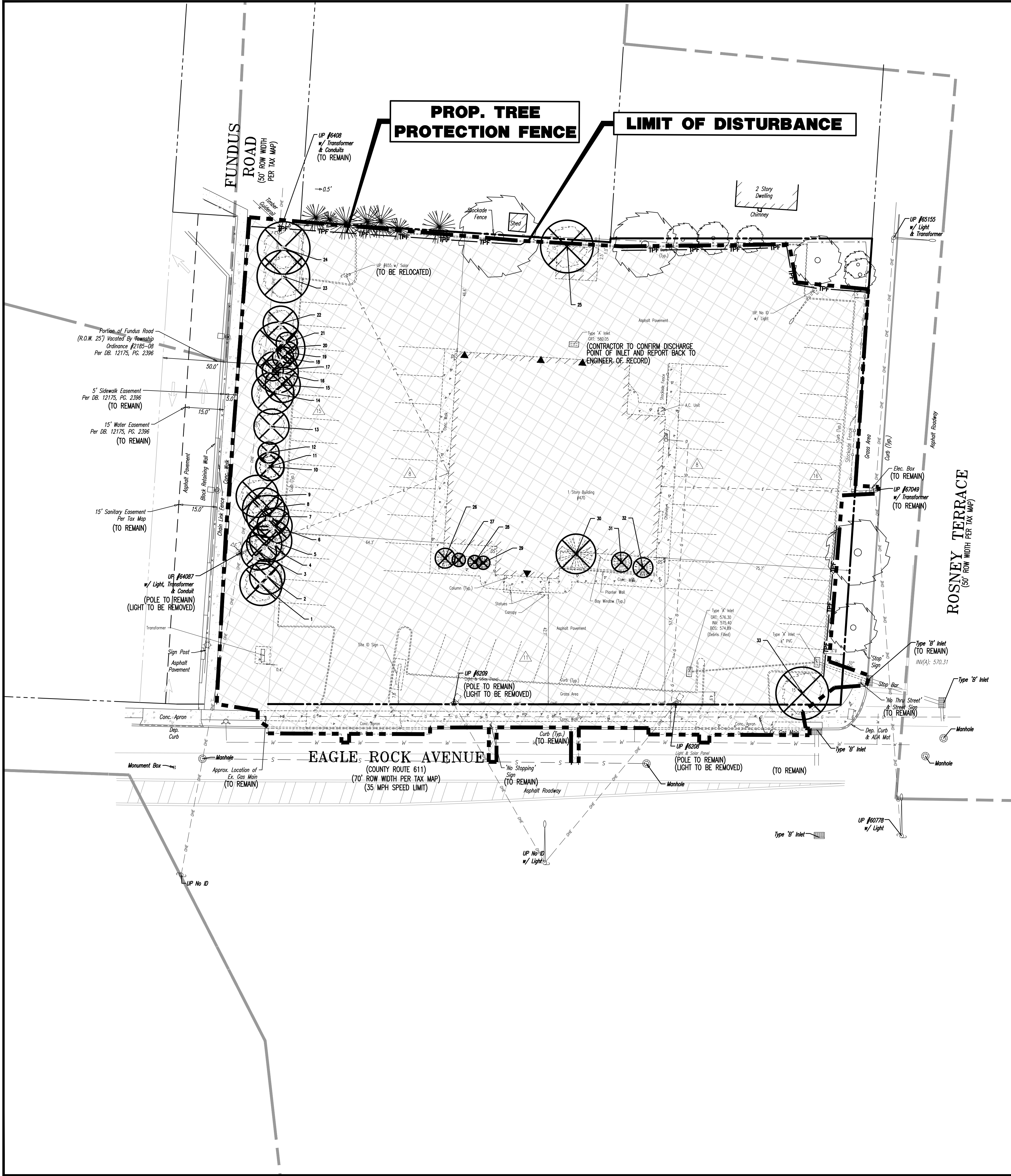
- BOUNDARY AND TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
1904 MAIN STREET
LAKE COME, NJ 07719
SURVEYOR FILE NO: 1021-99-0255
DATED 05/13/2021
2. APPLICANT/OWNER: MPB REALTY, LLC
301 ROUTE 17 NORTH, SUITE 802
RUTHERFORD, NEW JERSEY 07070
3. PARCEL DATA: BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ
4. ZONE: GENERAL BUSINESS ZONE (B-2 ZONE)
5. EXISTING USE: RESTAURANT (PERMITTED USE) (§ 25-7.1) (VARIANCE)
6. PROPOSED USE: FAST FOOD RESTAURANT (CONDITIONAL USE) (§ 25-7.1) (VARIANCE)
7. SCHEDULE OF ZONING REQUIREMENTS (§ 25-ATTACHMENT 3)

ZONE REQUIREMENT	ZONE B-2 REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	45,713 SF (1.07 AC)	45,713 SF (1.07 AC)
MINIMUM LOT WIDTH	N/A	248.5 FT	248.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	49.0 FT	50.1 FT
MINIMUM SIDE FRONT YARD SETBACK (CORNER LOTS)	25 FT	75.7 FT	66.6 FT
MINIMUM REAR YARD SETBACK	30 FT	46.6 FT	44.2 FT
MINIMUM SIDE YARD SETBACK	10 FT	89.3 FT	61.4 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	<35.0 FT	22.4 FT
MAXIMUM BUILDING COVERAGE	40%	13.5% (6,187 SF)	8.8% (4,009 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	80.5% (36,974 SF) (E)	68.8% (31,436 SF) (V)
(N/S): NO STANDARD	(N/A): NOT APPLICABLE	(E): EXISTING NON-CONFORMANCE	(V): VARIANCE
VACATED PORTION OF FLUNGUS ROAD INCLUDED IN EXISTING AND PROPOSED ANALYSIS PER CONSOLIDATION UNDER ORDINANCE #2185-08.			

8. CONDITIONAL USE REQUIREMENTS (§25-24.2.a.2(i))
- A. A SITE PLAN, PREPARED BY A NEW JERSEY LICENSED ARCHITECT OR ENGINEER, SHALL BE SUBMITTED TO THE PLANNING OR ZONING BOARD, AS REQUIRED BY THIS CHAPTER AND STATE LAW, AND THE PLAN SHALL SHOW ALL STANDARDS, ESTABLISHED HEREIN FOR FAST FOOD RESTAURANT OPERATION AS A CONDITIONAL USE, HAVE BEEN SATISFIED. (COMPLIES)
- B. NO PART OF ANY BUILDING OR STRUCTURE USED AS A FAST FOOD RESTAURANT NOR ANY DRIVEWAY ENTRANCE OR EXIT TO OR FROM THE SAME SHALL BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF ANY LINE OF ANY LOT UPON WHICH IS LOCATED ANOTHER FAST FOOD RESTAURANT. (TWO FAST FOOD RESTAURANTS WITHIN 500 FT OF EACH OTHER)
- C. NO PART OF ANY BUILDING OR STRUCTURE USED AS A FAST FOOD RESTAURANT SHALL BE LOCATED WITHIN ONE THOUSAND (1,000) FEET OF ANY RESIDENTIAL DISTRICT BOUNDARY LINE. (PROPOSED FAST FOOD RESTAURANT LOCATED ON A LOT ADJACENT TO A RESIDENTIAL DISTRICT BOUNDARY LINE)
- D. THE MINIMUM SIZE FOR ANY LOT UPON WHICH A FAST FOOD RESTAURANT IS LOCATED SHALL BE THIRTY THOUSAND (30,000) SQUARE FEET, AND THE MINIMUM STREET FRONTAGE OF SUCH LOT SHALL BE TWO HUNDRED (200) FEET. IF A FAST FOOD RESTAURANT IS LOCATED ON A CORNER LOT, THE MINIMUM STREET FRONTAGE ON EACH STREET SHALL BE TWO HUNDRED (200) FEET. (PROPOSED ALONG ROCKET TERRACE IS 192.4 FEET)
- E. COMBINED ENTRANCE AND EXIT DRIVEWAYS TO AND FROM ANY LOT UPON WHICH IS LOCATED A FAST FOOD RESTAURANT SHALL HAVE AN UNRESTRICTED WIDTH OF NOT LESS THAN TWENTY-FOUR (24) FEET NOR MORE THAN THIRTY (30) FEET, SHALL BE LOCATED NOT NEARER THAN TWENTY (20) FEET TO ANY LOT LINE, AND SHALL BE SO DESIGNED TO AVOID THE NEED FOR ANY EXISTING VEHICLE TO BACK ACROSS OR INTO ANY PORTION OF A PUBLIC SIDEWALK OR STREET. ONE-WAY ENTRANCE OR EXIT DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF EIGHTEEN (18) FEET. (COMPLIES)
- F. THE MINIMUM DISTANCE BETWEEN DRIVEWAYS ON A LOT UPON WHICH IS LOCATED A FAST FOOD RESTAURANT SHALL BE ONE HUNDRED (100) FEET, MEASURED FROM THE TWO (2) CLOSEST DRIVEWAY CURBS. (COMPLIES)
- G. THE MINIMUM DISTANCE OF ANY DRIVEWAY INTO THE STREET, OF A LOT UPON WHICH A FAST FOOD RESTAURANT IS LOCATED, FROM A STREET INTERSECTION SHALL BE ONE HUNDRED (100) FEET, MEASURED FROM THE NEAREST END OF THE CURB RADIUS OF THE INTERSECTION TO THE NEAREST END OF THE CURB RADIUS OF THE DRIVEWAY. (PROPOSED DRIVEWAY 13.1 FT FROM STREET INTERSECTION)
- H. ALL FAST FOOD RESTAURANTS SHALL PROVIDE SUITABLE AREAS FOR STORAGE OF TRASH, DESIGNED AND CONSTRUCTED TO ALLOW NO VIEW OF THE TRASH STORAGE FROM THE STREET, TO PREVENT TRASH FROM BLOWING AROUND THE SITE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY AND TO PERMIT SAFE REMOVAL OF TRASH. (COMPLIES)
- I. ALL FAST FOOD RESTAURANTS SHALL PROVIDE PARKING IN ACCORDANCE WITH § 25-12.2B. (COMPLIES)
- J. ANY LOT ON WHICH IS LOCATED A FAST FOOD RESTAURANT MUST COMPLY WITH THE FRONT YARD, SIDE YARD, AND REAR YARD REQUIREMENTS FOR THE B-1 OR B-2 DISTRICT IN WHICH THE LOT IS LOCATED. (COMPLIES)

9. PARKING REQUIREMENTS
- A. ALL OFF-STREET PARKING AREAS SHALL HAVE A FIVE (5) FOOT WIDE SIDEWALK AT LEAST FIVE (5) INCHES ABOVE THE PARKING AREA LEVEL BETWEEN ANY BUILDING AND A PARKING AREA OR DRIVE USED BY THE PUBLIC. (§25-12.1.a) (COMPLIES)
- B. THE ENTIRE PERIMETER OF ALL PARKING AREAS AND THE EDGES OF ALL ENTRANCE AND EXIT DRIVES SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST SIX (6) INCHES ABOVE THE PAVING SURFACE, CURBING SHALL NOT BE LESS THAN FIVE (5) FEET FROM ANY FENCE OR SCREENING NOR LESS THAN FIVE (5) FEET FROM ANY STRUCTURE. WHERE REQUIRED, CONCRETE WHEEL STOPS SHALL BE PROVIDED. (§25-12.1.b) (VARIANCE – CONCRETE CURB DIRECTLY ADJACENT TO PROPOSED BUILDING AT DRIVE-THRU WINDOW)
- C. ALL PARKING AREAS SHALL BE SO DESIGNED THAT VEHICLES ARE NOT COMPELLED TO BACK DIRECTLY ONTO A PUBLIC RIGHT-OF-WAY. (§25-12.1.f) (COMPLIES)
- D. OFF-STREET PARKING FACILITIES AS REQUIRED BY THIS CHAPTER SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL BUILDING OR USE THAT THEY SERVE, EXCEPT THAT OFF-SITE PARKING FACILITIES FOR NONRESIDENTIAL USES IN THE B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-274, B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-285, B-286, B-287, B-288, B-289, B-290, B-291, B-292, B-293, B-294, B-295, B-296, B-297, B-298, B-299, B-300, B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308, B-309, B-310, B-311, B-312, B-313, B-314, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323, B-324, B-325, B-326, B-327, B-328, B-329, B-330, B-331, B-332, B-333, B-334, B-335, B-336, B-337, B-338, B-339, B-340, B-341, B-342, B-343, B-344, B-345, B-346, B-347, B-348, B-349, B-350, B-351, B-352, B-353, B-354, B-355, B-356, B-357, B-358, B-359, B-360, B-361, B-362, B-363, B-364, B-365, B-366, B-367, B-368, B-369, B-370, B-371, B-372, B-373, B-374, B-375, B-376, B-377, B-378, B-379, B-380, B-381, B-382, B-383, B-384, B-385, B-386, B-387, B-388, B-389, B-390, B-391, B-392, B-393, B-394, B-395, B-396, B-397, B-398, B-399, B-400, B-401, B-402, B-403, B-404, B-405, B-406, B-407, B-408, B-409, B-410, B-411, B-412, B-413, B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B-422, B-423, B-424, B-425, B-426, B-427, B-428, B-429, B-430, B-431, B-432, B-433, B-434, B-435, B-436, B-437, B-438, B-439, B-440, B-441, B-442, B-443, B-444, B-445, B-446, B-447, B-448, B-449, B-450, B-451, B-452, B-453, B-454, B-455, B-456, B-457, B-458, B-459, B-460, B-461, B-462, B-463, B-464, B-465, B-466, B-467, B-468, B-469, B-470, B-471, B-472, B-473, B-474, B-475, B-476, B-477, B-478, B-479, B-480, B-481, B-482, B-483, B-484, B-485, B-486, B-487, B-488, B-489, B-490, B-491, B-492, B-493, B-494, B-495, B-496, B-497, B-498, B-499, B-500, B-501, B-502, B-503, B-504, B-505, B-506, B-507, B-508, B-509, B-510, B-511, B-512, B-513, B-514, B-515, B-516, B-517, B-518, B-519, B-520, B-521, B-522, B-523, B-524, B-525, B-526, B-527, B-528, B-529, B-530, B-531, B-532, B-533, B-534, B-535, B-536, B-537, B-538, B-539, B-540, B-541, B-542, B-543, B-544, B-545, B-546, B-547, B-548, B-549, B-550, B-551, B-552, B-553, B-554, B-555, B-556, B-557, 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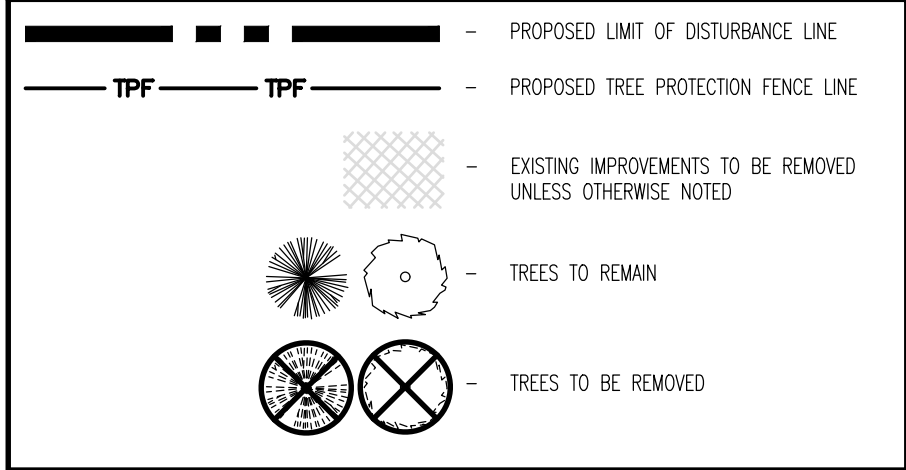
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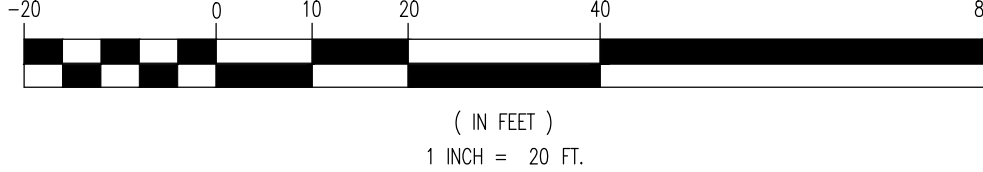
TREE REMOVAL CHART

TREE #	COMMON NAME	DBH	CONDITION	TYPE
1	CHERRY	12"	FAIR	DECIDUOUS
2	MAPLE	10"	FAIR	DECIDUOUS
3	LOCUST	10"	FAIR	DECIDUOUS
4	MAPLE	10"	FAIR	DECIDUOUS
5	MAPLE	12"	FAIR	DECIDUOUS
6	MAPLE	10"	FAIR	DECIDUOUS
7	MAPLE	12"	FAIR	DECIDUOUS
8	MAPLE	12"	FAIR	DECIDUOUS
9	LOCUST	12"	POOR	DECIDUOUS
10	SAFFRAFRASS	8"	FAIR	DECIDUOUS
11	SAFFRAFRASS	8"	FAIR	DECIDUOUS
12	CHERRY	6"	FAIR	DECIDUOUS
13	LOCUST	10"	FAIR	DECIDUOUS
14	LOCUST	12"	FAIR	DECIDUOUS
15	LOCUST	10"	FAIR	DECIDUOUS
16	MAPLE	12"	FAIR	DECIDUOUS
17	CHERRY	6"	FAIR	DECIDUOUS
18	CHERRY	6"	FAIR	DECIDUOUS
19	CHERRY	6"	FAIR	DECIDUOUS
20	LOCUST	15"	POOR	DECIDUOUS
21	CHERRY	6"	FAIR	DECIDUOUS
22	MAPLE	10"	FAIR	DECIDUOUS
23	LOCUST	15"	POOR	DECIDUOUS
24	LOCUST	15"	POOR	DECIDUOUS
25	SERVICEBERRY	15"	POOR	DECIDUOUS
26	ARBORVITAE	6"	POOR	EVERGREEN
27	ARBORVITAE	4"	POOR	EVERGREEN
28	ARBORVITAE	4"	POOR	EVERGREEN
29	ARBORVITAE	4"	POOR	EVERGREEN
30	CYPRESS	12"	POOR	EVERGREEN
31	JAPANESE MAPLE	6"	POOR	DECIDUOUS
32	WEeping SPRUCE	6"	POOR	EVERGREEN
33	CALLERY PEAR	15"	FAIR	DECIDUOUS

DEMOLITION PLAN LEGEND



GRAPHIC SCALE



DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS--ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, GRAVE, SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERLIE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. VERIFY THAT ALL ENVIRONMENTAL CONCERNS INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, AND TRANSFORMERS HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE ARE NOT SHOWN ON THE PLANS. REFER TO ENVIRONMENTAL REPORTS AND DOCUMENTS FOR LOCATIONS AND DISPOSAL PROCEDURES.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

D

DYNAMIC

ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Lake Como, New Jersey 1-732.974.0198 | Chester, New Jersey 1-908.879.9229 | Newark, New Jersey 1-973.753.7200 | Toms River, New Jersey 1-732.974.0198
Allen, Texas 1-972.534.2100 | Austin, Texas 1-512.444.2444 | Houston, Texas 1-281.789.4400 | Lakeland Beach, Florida 1-813.921.8570
Newtown, Pennsylvania 1-287.685.0274 | Philadelphia, Pennsylvania 1-215.253.4868 | Southampton, Pennsylvania 1-610.998.4400

TITLE:
DEMOLITION AND TREE REMOVAL PLAN

PROJECT:
**MPB REALTY, LLC
PROPOSED POPEYE'S & SONIC RESTAURANT**
BLOCK 15.3, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

JOB No:
1021-99-025

DATE:
11/09/2022

DRAWN BY:
PSD

SCALE: (H) 1"=20'
(V)

DESIGNED BY:
DG/MWW

SHEET No:
4

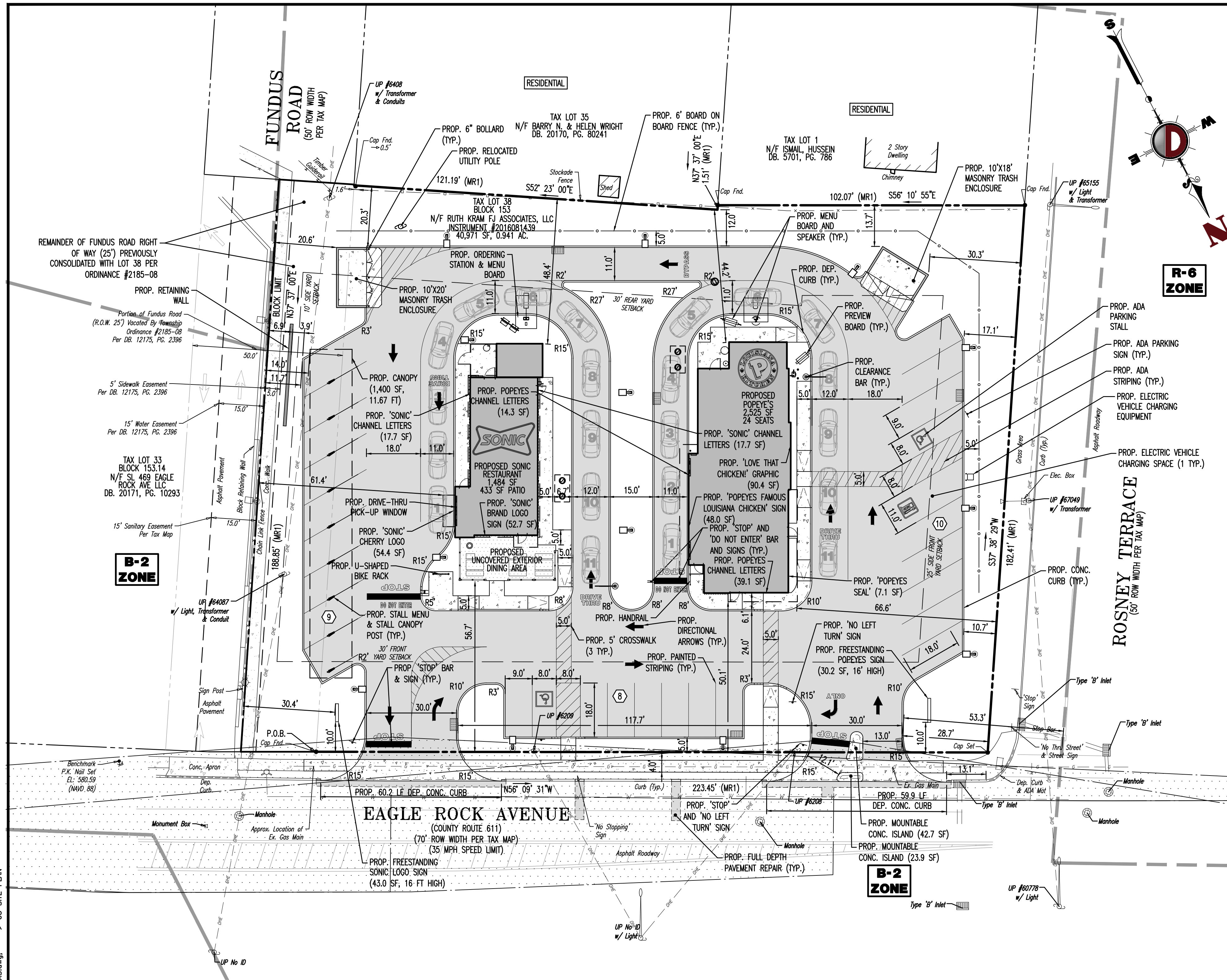
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SERVICE NUMBER, IN ADVANCE

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GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY AND TOPOGRAPHIC SURVEY
 - DYNAMIC SURVEY, LLC
 - 1804 MAIN STREET
 - LAKE COMO, NJ 07719
 - SURVEYOR FILE NO: 1021-99-0255
 - DATED 05/13/2021
2. APPLICANT/OWNER: MPB REALTY, LLC
301 ROUTE 17 NORTH, SUITE 802
ROCHESTER, NEW JERSEY 07070
3. PARCEL DATA: BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ
4. ZONE: GENERAL BUSINESS ZONE (B-2 ZONE)
5. EXISTING USE: RESTAURANT (**PERMITTED USE**) (§ 25-7.1)
6. PROPOSED USE: FAST FOOD RESTAURANT (**CONDITIONAL USE**) (§ 25-7.1) (**VARIANCE**)
7. SCHEDULE OF ZONING REGULATIONS (§ 25-ATTACHMENT 3)

ZONE REQUIREMENT	ZONE B-2 REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	45,713 SF (1.07 AC)	45,713 SF (1.07 AC)
MINIMUM LOT WIDTH	N/S	248.5 FT	248.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	49.0 FT	50.1 FT
MINIMUM SIDE FRONT YARD SETBACK (CORNER LOTS)	25 FT	75.7 FT	66.6 FT
MINIMUM REAR YARD SETBACK	30 FT	46.6 FT	44.2 FT
MINIMUM SIDE YARD SETBACK	10 FT	89.3 FT	61.4 FT
MAXIMUM BUILDING HEIGHT	2.5 STORES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	33.6 FT	22.4 FT
MAXIMUM BUILDING COVERAGE	40%	13.5% (6,187 SF)	8.8% (4,009 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	80.5% (36,974 SF) (E)	68.8% (31,436 SF) (V)

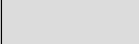
(N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

VACATED PORTION OF FUNDUS ROD INCLUDED IN EXISTING AND PROPOSED ANALYSIS PER CONSOLIDATION UNDER ORDINANCE #2185-08.

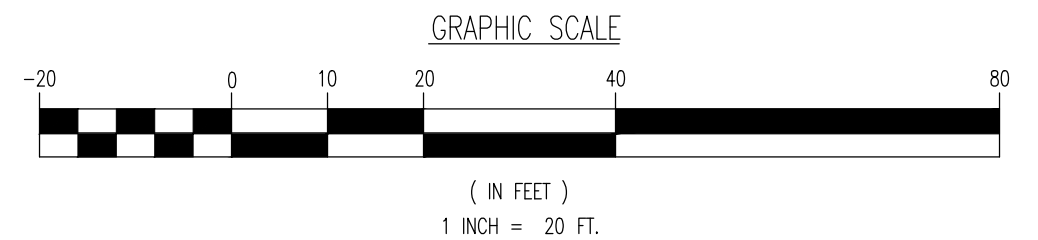
SIGNAGE TABLE

SIGN	REQUIREMENTS	PROPOSED POPEYES	PROPOSED SONIC
FREESTANDING	NUMBER OF SIGNS: ONE (1) MAXIMUM SIGN AREA: 50 SF MINIMUM SIGN HEIGHT: 8 FT MAXIMUM SIGN HEIGHT: 16 FT MAXIMUM SIGN WIDTH: 6 FT MINIMUM SIGN FRONT SETBACK: 10 FT MINIMUM DISTANCE BETWEEN FREESTANDING SIGNS: 50 FT	ONE (1) 30.2 SF 16 FT 16 FT 7.88 FT (M) 10 FT 196.1 FT	ONE (1) (M) 43.0 SF 16 FT 6 FT 10 FT 196.1 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: ONE (1) MAXIMUM FACADE SIGN AREA: 15% OF FRONT WALL AREA OR 120 SF, WHICHEVER IS LESS. (POPEYES: 100 SF; SONIC: 91 SF) MAXIMUM SIGN PROJECTION: 12 IN	FIVE (5) (M) NORTH: 'POPEYES LOUISIANA KITCHEN' CHANNEL LETTERS 39.1 SF WEST: POPEYES SEAL 7.1 SF; 'LOVE THAT CHICKEN' GRAPHIC 90.4 SF EAST: 'POPEYES' CHANNEL LETTERS 14.3 SF; 'FAMOUS LOUISIANA CHICKEN' GRAPHIC 48.0 SF TOTAL: 196.9 SF (M)	FOUR (4) (M) NORTH: 'SONIC' BRAND LOGO 52.7 SF WEST: 'SONIC' CHANNEL LETTERS 17.7 SF EAST: 'SONIC' CHERRY LOGO 54.4 SF 'SONIC' CHANNEL LETTERS 17.7 SF TOTAL: 142.5 SF (M)
(N/S): NO STANDARD	(N/A): NOT APPLICABLE	(E): EXISTING NON-COMFORMANCE	(V): VARIANCE

PAVEMENT LEGEND

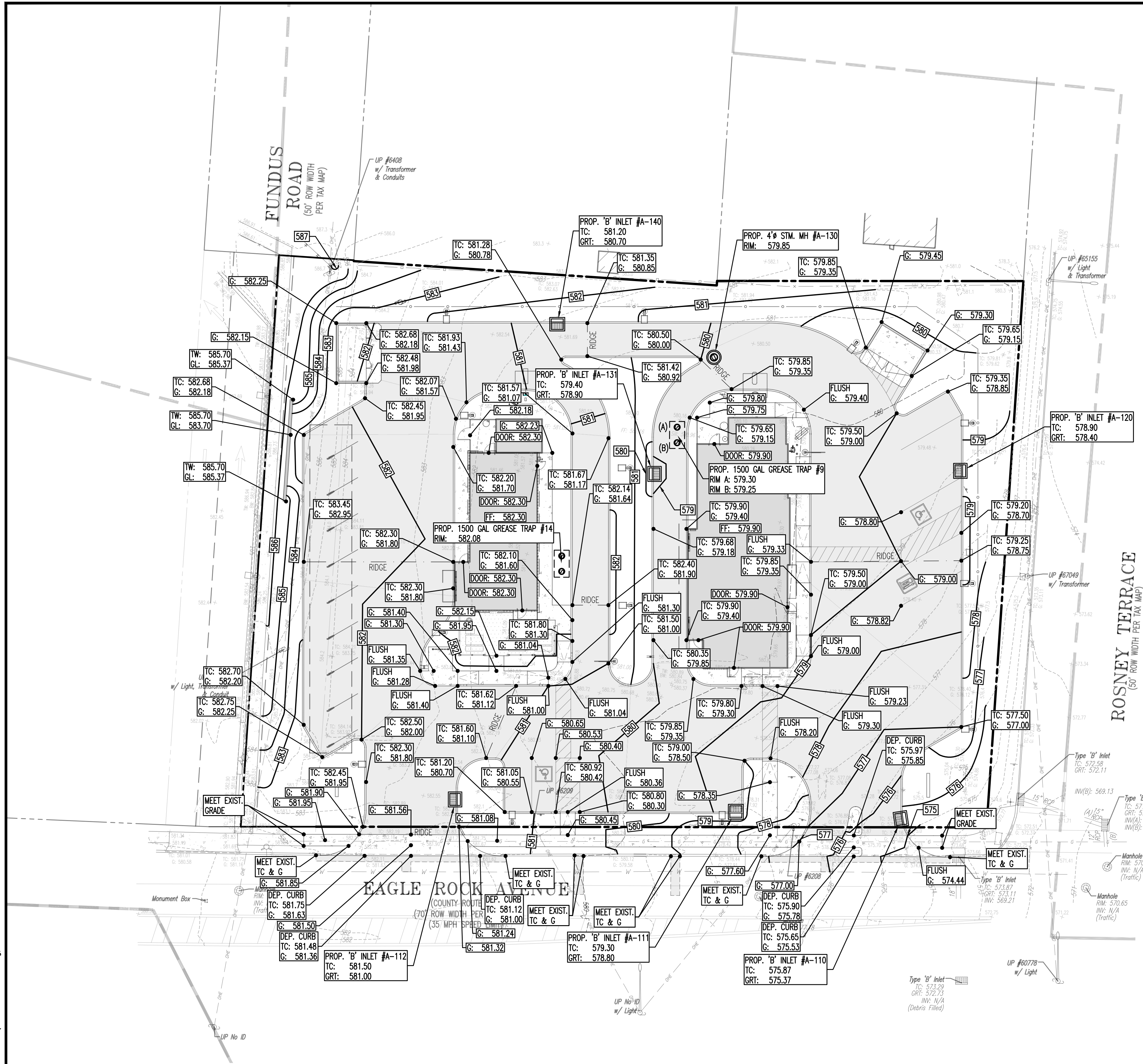
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

SEE SHEET 3 OF 20 FOR SITE PLAN NOTES



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 DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING PERMITTING GEOTECHNICAL ENVIRONMENTAL SURVEY PLANNING & ZONING <u>Office conveniently located in:</u> Lake Como, New Jersey: 1.732.974.0198 Chester, New Jersey: 1.908.879.9229 Newark, New Jersey: 1.973.755.7200 Toms River, New Jersey: 1.732.974.0198 Allen, Texas: 1.972.534.2100 Austin, Texas: 1.512.644.2646 Houston, Texas: 1.281.795.4400 Delray Beach, Florida: 1.561.921.8570 Newtown, Pennsylvania: 1.267.685.0074 Philadelphia, Pennsylvania: 1.215.333.6688 Southampton, Pennsylvania: 1.610.398.4400		1904 Main Street Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamiceng.com	
TITLE:		SITE PLAN	
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & SONIC RESTAURANT  BLOCK 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1021-99-025 DRAWN BY: PSD DESIGNED BY: OG/MW CHECKED BY: MJB CHECKED BY: -	DATE: 11/09/2022 SCALE: 1"=120' (V) SHEET No: 5 OF 20	
 MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522		 ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	
 811 Call before you dig		PROTECT YOURSELF ALL EXISTING DEPTHS, UTILITIES OR OBSTRUCTIONS, OR ANY OTHER INFORMATION, TO BE OBTAINED BY THE USER'S SERVICE PROVIDER, IN ANY STATE, SHALL BE THE USER'S RESPONSIBILITY. CALL 811 BEFORE ANY DIGGING. FOR STATE SPECIFIC DIGIT PROXIMITY NUMBERS VISIT WWW.CALL811.COM	



GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING FOOT AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL SLAND CUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES; AND 1-1/2% MIN. ON ASPHALT. TO PREVENT PONDING, ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% OUTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-979-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ADA NOTES

ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (NJAC 5:23-7) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

SIDEWALKS / ACCESSIBLE ROUTES

- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX. (1.0% MAX. FOR NEW CONSTRUCTION)
- INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

CURB RAMP

- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEDS CROSS RAMP)
- BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)

ACCESSIBILITY PARKING STALLS

- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

CROSSWALKS

- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX. (1.0% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

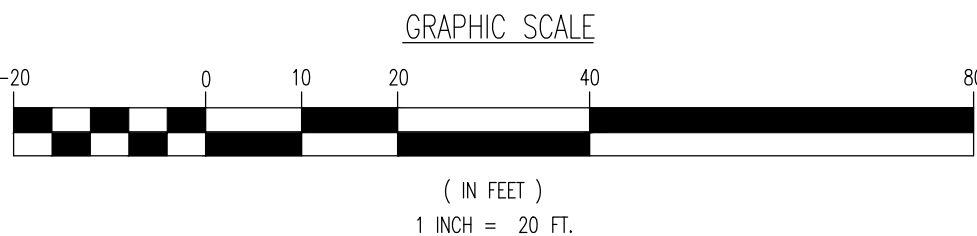
RAMPS

- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- EXISTING RAMPS; SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
- MAX. RISE: 30"
- MIN. CLEAR WIDTH: 36"
- MIN. LANDING CLEAR LENGTH: 60"
- MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

PROPOSED DEVELOPMENT IS NOT SUBJECT TO STEEP SLOPE AND NATURAL FEATURE ANALYSIS DUE TO BEING LOCATED WITHIN AREAS WHICH PREVIOUSLY CONTAINED STRUCTURES OR OTHER IMPROVEMENTS AND WERE PREVIOUSLY GRADED PER §25-28.5.c.

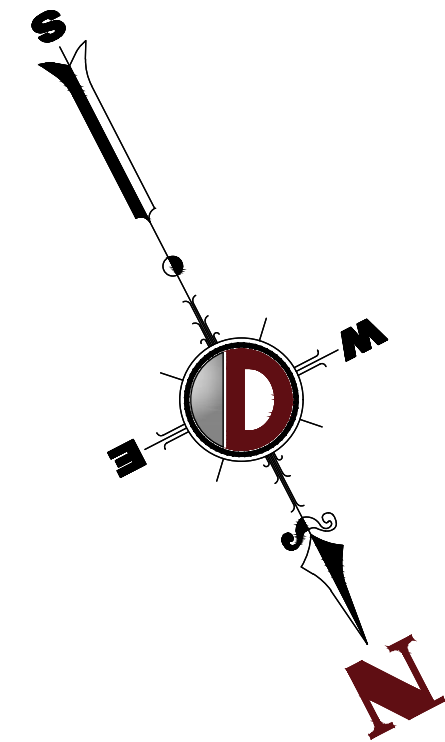
GRADING/UTILITY GRAPHIC LEGEND

	EXIST. GUY WIRE		EXIST. MONITORING WELL		PROP. WATER VALVE		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. SPOT ELEVATIONS
	EXIST. LIGHT POLE		PROP. STORM CLEANOUT		PROP. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GUTTER ELEV.		EXIST. TOP OF CURB ELEV.
	EXIST. SHOE BOX LIGHT		PROP. SANITARY CLEANOUT		PROP. ELECTRIC LINE		EXIST. SANITARY SEWER LINE		EXIST. FINISH FLOOR ELEV.		EXIST. GARAGE FLOOR ELEV.
	EXIST. COBRA LIGHT POLE		PROP. AREA LIGHT		PROP. FIBER OPTIC LINE		PROP. SANITARY SEWER LINE		EXIST. STORM DRAIN LINE		EXIST. MINOR CONTOUR & ELEVATION
	EXIST. TRAFFIC SIGNAL POLE		PROP. OUTLET CONTROL STRUCTURE		EXIST. GAS LINE		EXIST. MAJOR CONTOUR & ELEVATION		PROP. FINISH GRADE CONTOUR & ELEVATION		EXIST. HIGH SIDE OF EXTENDED CURB & (L) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. MANHOLE		PROP. DRAINAGE MANHOLE		PROP. GAS LINE		PROP. DIRECTION OF DRAINAGE FLOW ARROW				
	EXIST. "A" INLET		PROP. SANITARY SEWER MANHOLE		PROP. GAS LINE						
	EXIST. "B" INLET		PROP. "A" INLET		PROP. GAS LINE						
	EXIST. "E" INLET		PROP. "B" INLET		PROP. GAS LINE						
	EXIST. YARD INLET		PROP. "E" INLET		PROP. GAS LINE						
	EXIST. FLARED END SECTION		PROP. YARD INLET		PROP. GAS LINE						
	EXIST. HEADWALL		PROP. FLARED END SECTION		PROP. GAS LINE						
	EXIST. UTILITY POLE				PROP. GAS LINE						



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DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING		1994 Main Street Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamiceng.com	
TITLE: GRADING PLAN			
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & SONIC RESTAURANT		JOB No: 1021-99-025	
470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		DATE: 11/09/2022	
DRAWN BY: PSD		SCALE: (H) 1"=20' (V)	
DESIGNED BY: DG/MWW		SHEET No: 6	
CHECKED BY: MJB		OF 20	
CHECKED BY: -		Rev. # 3	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	

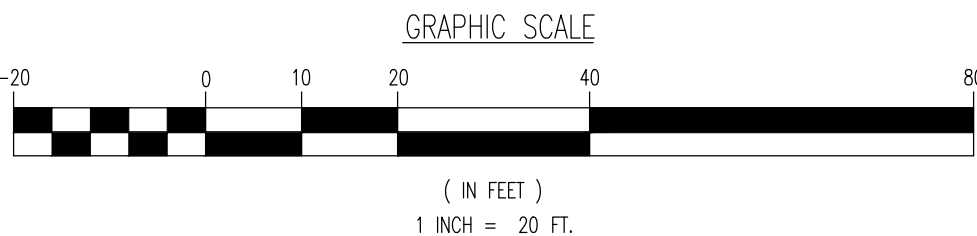


DRAINAGE NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
- ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
- MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELIPTICAL STORM PIPE TO CONFORM TO ASTM C-501, CLASS HE-II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
- HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
- HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
- PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

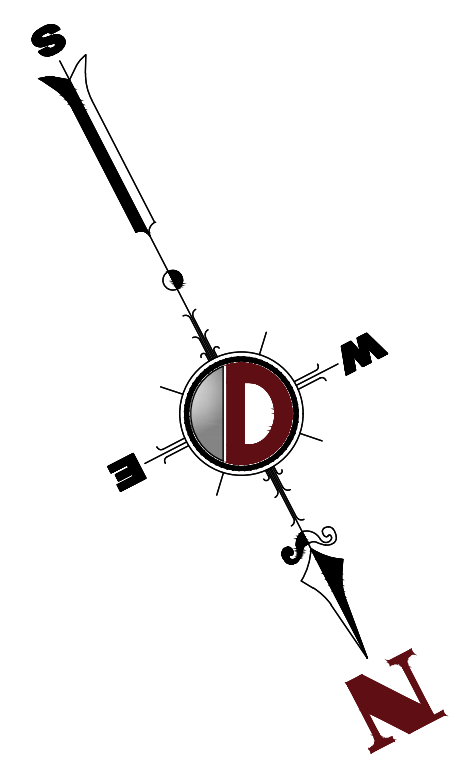
GRADING/UTILITY GRAPHIC LEGEND

EXIST. GUY WIRE	EXIST. MONITORING WELL	PROP. WATER VALVE	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. SPOT ELEVATIONS
EXIST. LIGHT POLE	APPROX. TEST PIT LOCATION	PROP. GAS VALVE	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. CUTTER ELEV.
EXIST. BUILDING LIGHT	EXIST. FIRE HYDRANT	PROP. STORM CLEANOUT	EXIST. SANITARY SEWER LINE	EXIST. TOP OF CURB ELEV.
EXIST. SHOE BOX LIGHT	EXIST. WATER VALVE	PROP. SANITARY CLEANOUT	PROP. SANITARY SEWER LINE	EXIST. FINISH FLOOR ELEV.
EXIST. COBRA LIGHT POLE	EXIST. GAS VALVE	PROP. AREA LIGHT	PROP. SANITARY SEWER LINE	EXIST. GARAGE FLOOR ELEV.
EXIST. TRAFFIC SIGNAL POLE	EXIST. GAS METER	PROP. OUTLET CONTROL STRUCTURE	PROP. SANITARY SEWER LINE	PROP. GRADE SPOT ELEV.
EXIST. MANHOLE	EXIST. ELECTRIC METER	PROP. DRAINAGE MANHOLE	EXIST. STORM DRAIN LINE	PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. "A" INLET	EXIST. ELECTRIC BOX	PROP. SANITARY SEWER MANHOLE	PROP. STORM DRAIN LINE	PROP. FINISHED FLOOR ELEV.
EXIST. "B" INLET	EXIST. CLEAN OUT	PROP. "A" INLET	EXIST. MINOR CONTOUR & ELEVATION	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
EXIST. "E" INLET	EXIST. WELL	PROP. "B" INLET	EXIST. MAJOR CONTOUR & ELEVATION	PROP. TOP OF EXTENDED CURB (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
EXIST. YARD INLET	EXIST. WATER SHUT OFF VALVE	PROP. "E" INLET	PROP. FINISH GRADE CONTOUR & ELEVATION	
EXIST. FLARED END SECTION	EXIST. TELEPHONE BOX	PROP. YARD INLET	PROP. DIRECTION OF DRAINAGE FLOW ARROW	
EXIST. HEADWALL	EXIST. CABLE TV BOX	PROP. YARD INLET		
EXIST. UTILITY POLE	PROP. HEADWALL			



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DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING	
TITLE: DRAINAGE PLAN	
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & SONIC RESTAURANT	JOB No: 1021-99-025
470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	DATE: 11/09/2022
DRAWN BY: PSD	SCALE: (H) 1"=20' (V)
DESIGNED BY: DG/MMW	SHEET No: 7
CHECKED BY: MJB	OF 20
CHECKED BY: -	Rev. # 3
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938



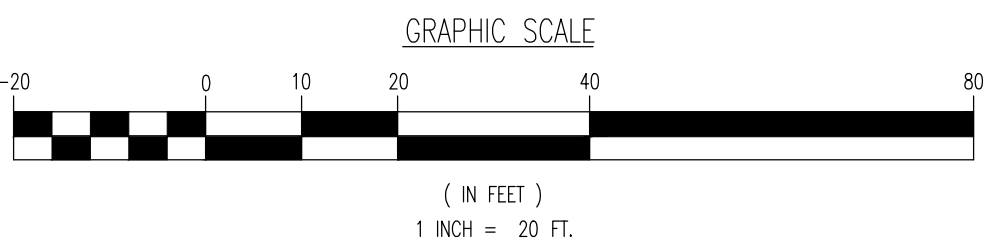
- | <u>TYPE</u> | <u>DATES</u> |
|-------------|---------------|
| PLANTS | 3/15 TO 12/15 |
| LAWN | 3/15 TO 6/15 |
| | 9/15 TO 12/1 |
- FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PICKING THESE TREES IN THE

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

SCOPE OF WORK
A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.

- [illegible]

[illegible]

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
AF6**	3	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B
CBF**	4	CARPINUS BETULIUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2 1/2-3" CAL.	B+B
TDG**	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2-3" CAL.	B+B
	TD				
ORNAMENTAL TREE(S)					
ALS*	2	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	8-10"	B+B
EVERGREEN TREE(S)					
IOU**	3	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT AMERICAN HOLLY	5-6"	B+B
IOS*	5	ILEX OPACA 'SATYR HILL'	SATYR HILL HOLLY	5-6"	B+B
JU*	11	JUNIPERUS VIRGINIANA 'CORCORCOR'	EMERALD SENTINEL RED CEDAR	5-6"	B+B
PSF*	10	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	5-6"	B+B
	29				
EVERGREEN SHRUB(S)					
IGB	20	ILEX GLABRA 'CEM BOX'	CEM BOX INKBERRY HOLLY	24-30"	#3 CAN
IGS	28	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#3 CAN
PLS	4	PRUNUS LAUROCEARUS 'SCHIPKAENSIS'	SKIP CHERRY/LAUREL	30-36"	#5 CAN
	52				
DECIDUOUS SHRUB(S)					
HQM	2	HYDRANGEA QUERCOFOLIA 'MUNCHKIN'	MUNCHKIN OXLEAF HYDRANGEA	24-30"	#3 CAN
WP	7	MYRTICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	#5 CAN
PY	33	POTENTILLA FRUTICOSA 'HAPPY FACE YELLOW'	HAPPY FACE YELLOW POTENTILLA	18-24"	#3 CAN
SUP	7	SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18-24"	#3 CAN
VDM	8	VIBURNUM DENTATUM 'MORTON'	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	30-36"	#7 CAN
	57				
GROUND COVER					
JHH	7	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	24-30" SPRD	#3 CAN
RAGL	42	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	1 GAL.	CONTAINER
	79				
PERENNIAL(S)					
HSD	48	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONTAINER
ORNAMENTAL GRASS(S)					
PAH	65	PENNISETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	1 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

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

* = MINOR TREE REPLACEMENT
** = MAJOR TREE REPLACEMENT

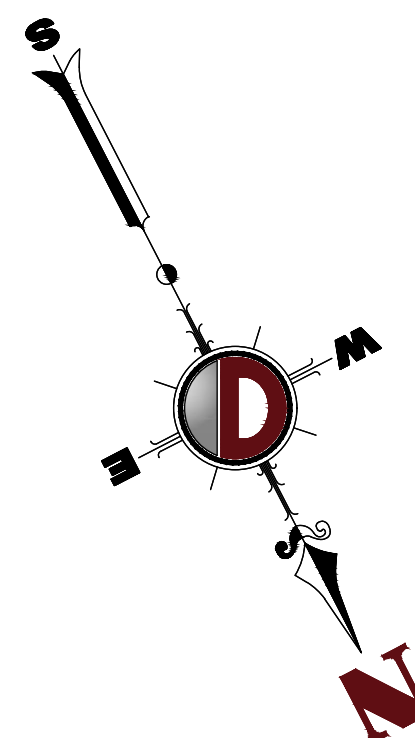
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Allen, Texas	T: 972.534.2100	Austin, Texas	T: 512.646.2646	Houston, Texas	T: 281.789.6400	Delray Beach, Florida	T: 561.921.8570
Newtown, Pennsylvania	T: 267.685.0276	Philadelphia, Pennsylvania	T: 215.253.4888	Bethlehem, Pennsylvania	T: 610.598.4400		

PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & SONIC RESTAURANT BLOCK 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		JOB NO: 1021-99-025 DRAWN BY: PSD DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: -		DATE: 1/09/2022 SCALE: (H) "1"=20' (V) "1"=20' SHEET No: 9 OF 20
MATTHEW J. BERSOCK PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938		PROTECT YOURSELF ALL STATES REQUIRE INFORMATION OF SUBURBAN RESIDENTS OF THE STATE PREPARED TO LOCATE THE UTILITIES BEFORE ANY EXCAVATION OR DRILLING BEGINS. Call before you dig FOR STATE SPECIFIC DRILLING PHONE NUMBERS VISIT: WWW.CALLBEFOREYOU.DIG

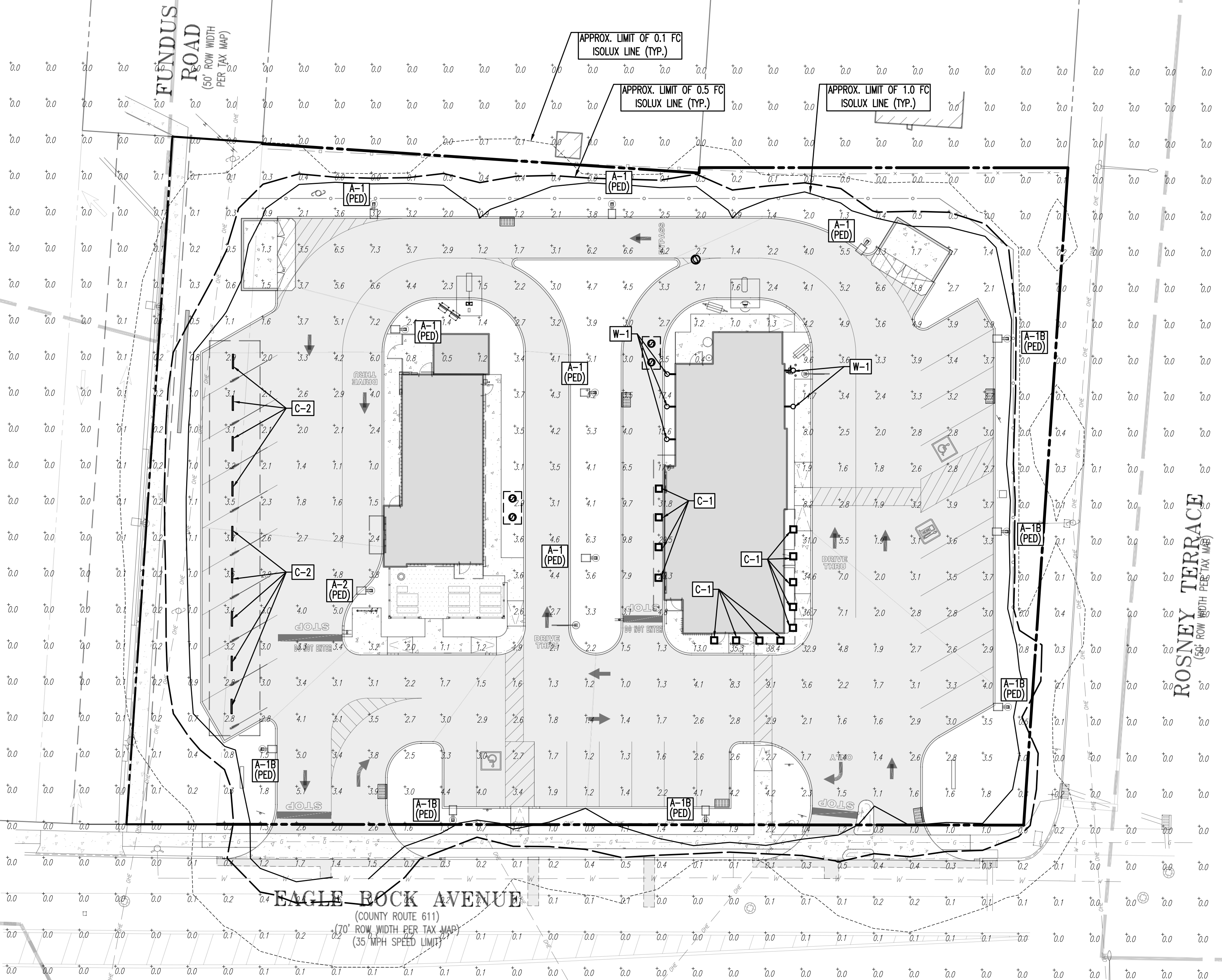


GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUDERAIL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

LIGHTING REQUIREMENTS

1. SITE LIGHTING SHALL BE DESIGNED TO PREVENT EXCESSIVE ILLUMINATION AND GLARE. (§25-141.4.2) (COMPLIES)
2. SITE LIGHTING SHALL BE DESIGNED TO PROVIDE PROPER ORIENTATION AND SHIELDING OF FIXTURES TO PREVENT UNDUE ILLUMINATION OF ADJACENT PROPERTIES. (§25-141.4.3) (COMPLIES)
3. ALL LIGHTING FIXTURES SHALL BE DIRECTED DOWNWARD AND SHALL BE EQUIPPED WITH THE NECESSARY SHIELDING SO AS TO PREVENT THE DIRECT SOURCE OF LIGHT FROM BEING VISIBLE FROM ANY POINT BEYOND THE PROPERTY LINES OF THE PREMISES UPON WHICH THE LIGHTING STRUCTURE IS LOCATED. (§25-141.1.b) (COMPLIES)
4. LIGHT POLES SHALL NOT EXCEED A HEIGHT OF EIGHTEEN (18) FEET ABOVE NORMAL GRADE IN THE VICINITY OF THE LIGHT FIXTURE. NORMAL GRADE SHALL BE CONSIDERED TO BE THE NEWLY ESTABLISHED GRADE AFTER CONSTRUCTION, EXCLUSIVE OF ANY FILLING, BERMING, MOUNDING, EXCAVATING OR CURBING OR RETAINING WALL WHICH ALTERS THE GRADE AT THE BASE OF THE LIGHT FIXTURE FROM THE GRADE IN THE GENERAL VICINITY OF THE FIXTURE. (§25-141.1.c) (COMPLIES)
5. THE LEVEL OF ILLUMINATION AT GROUND LEVEL SHALL NOT EXCEED ONE HALF (0.5) OF A FOOTCANDLE AT THE PROPERTY LINE, NOR 0.3 OF A FOOTCANDLE AT ANY PROPERTY LINE ABUTTING A PROPERTY USED BY OR ZONED FOR RESIDENTIAL USE. (§25-141.1.d) (COMPLIES)
6. ALL WIRING FOR LIGHT FIXTURES SHALL BE LAID UNDERGROUND, AND NOT STRUNG BETWEEN POLES OR BUILDINGS. (§25-141.1.f) (COMPLIES)
7. ALL AREAS OF THE SITE AS DEPICTED ON THE SITE PLAN SHALL BE IDENTIFIED AS TO THE MINIMUM LEVEL OF ILLUMINATION IN COMPLIANCE WITH SUBSECTION 25-14.3. THE FIXTURE SPACING, TYPE, MOUNTING HEIGHT, WATTAGE, AND PHOTOMETRIC PATTERN SHALL BE SHOWN AND CALCULATED FOR EACH TYPE OF FIXTURE USED. THE LIGHTING FOR OFF-STREET PARKING SHALL BE DESIGNED TO DIRECT LIGHT DOWNWARDS TOWARDS THE PARKING AREAS. (§25-14.2) (COMPLIES)
8. MINIMUM MAINTAINED LUX/FOOTCANDLES IN PEDESTRIAN WALKWAYS SHALL BE 10/0.9 LUX/FOOTCANDLES. (§25-14.3) (COMPLIES)
9. MINIMUM MAINTAINED LUX/FOOTCANDLES IN PARKING AREAS SHALL BE 20/2.0 LUX/FOOTCANDLES. (§25-14.3) (WAVES - PROPOSED MINIMUM ILLUMINATION IN PARKING AREA OF 0.8 FOOTCANDLES)
10. MINIMUM MAINTAINED LUX/FOOTCANDLES IN STREETS SHALL BE 13/1.2 LUX/FOOTCANDLES. (§25-14.3) (COMPLIES)
11. ANY RECYCLING AREA SHALL BE WELL LIT. (§32-13.4) (COMPLIES)

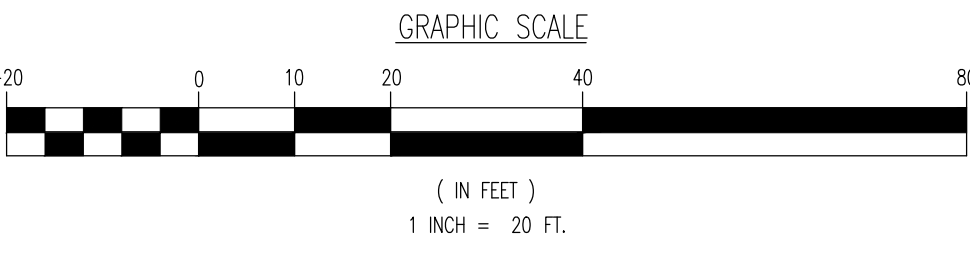


PROPOSED POPEYES TO BE OPEN 10:30 AM TO 11:00 PM SUNDAY TO THURSDAY AND 10:30 AM TO 11:30 PM FRIDAY AND SATURDAY. PROPOSED SONIC TO BE OPEN 8:00 AM TO 12:00 AM SEVEN DAYS A WEEK. PROPOSED BUILDING MOUNTED AND AREA LIGHTS TO BE ON A TIMER AND DIMMED DURING NON-OPERATIONAL HOURS.

STATISTICAL AREA SUMMARY						
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PAVEMENT	3.64	32.9	0.7	5.20	47.0	ILLUMINATION IN PAVEMENT AREAS

LIGHTING LUMINAIRE SCHEDULE							
SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION
	6	A-1	15 FT	SINGLE	1.000	LSI INDUSTRIES INC.	TYPE 4 AREA LIGHT - BLACK
	6	A-1B	18 FT	SINGLE	1.000	LSI INDUSTRIES INC.	TYPE 4 AREA LIGHT - BLACK
	1	A-2	18 FT	SINGLE	1.000	LSI INDUSTRIES INC.	TYPE 3 AREA LIGHT - BLACK
	5	W-1	19 FT	SINGLE	1.000	LSI INDUSTRIES INC.	WALL LIGHT
	13	C-1	9 FT	SINGLE	1.000	LSI INDUSTRIES INC.	CANOPY LIGHT
	9	C-2	10 FT	SINGLE	1.000	GM LIGHTING	CANOPY LIGHT

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.
(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).



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Newtown, Pennsylvania 1-267-685-0274 | Philadelphia, Pennsylvania 1-215-253-4888 | Southampton, Pennsylvania 1-610-598-4400

TITLE: **LIGHTING PLAN**

PROJECT: **MPB REALTY, LLC
PROPOSED POPEYE'S & SONIC RESTAURANT**
BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

DESIGNED BY: PSD
CHECKED BY: DG/MWW
DATE: 11/09/2022
SCALE: (H) 1"=20'
(V) 1"=10'

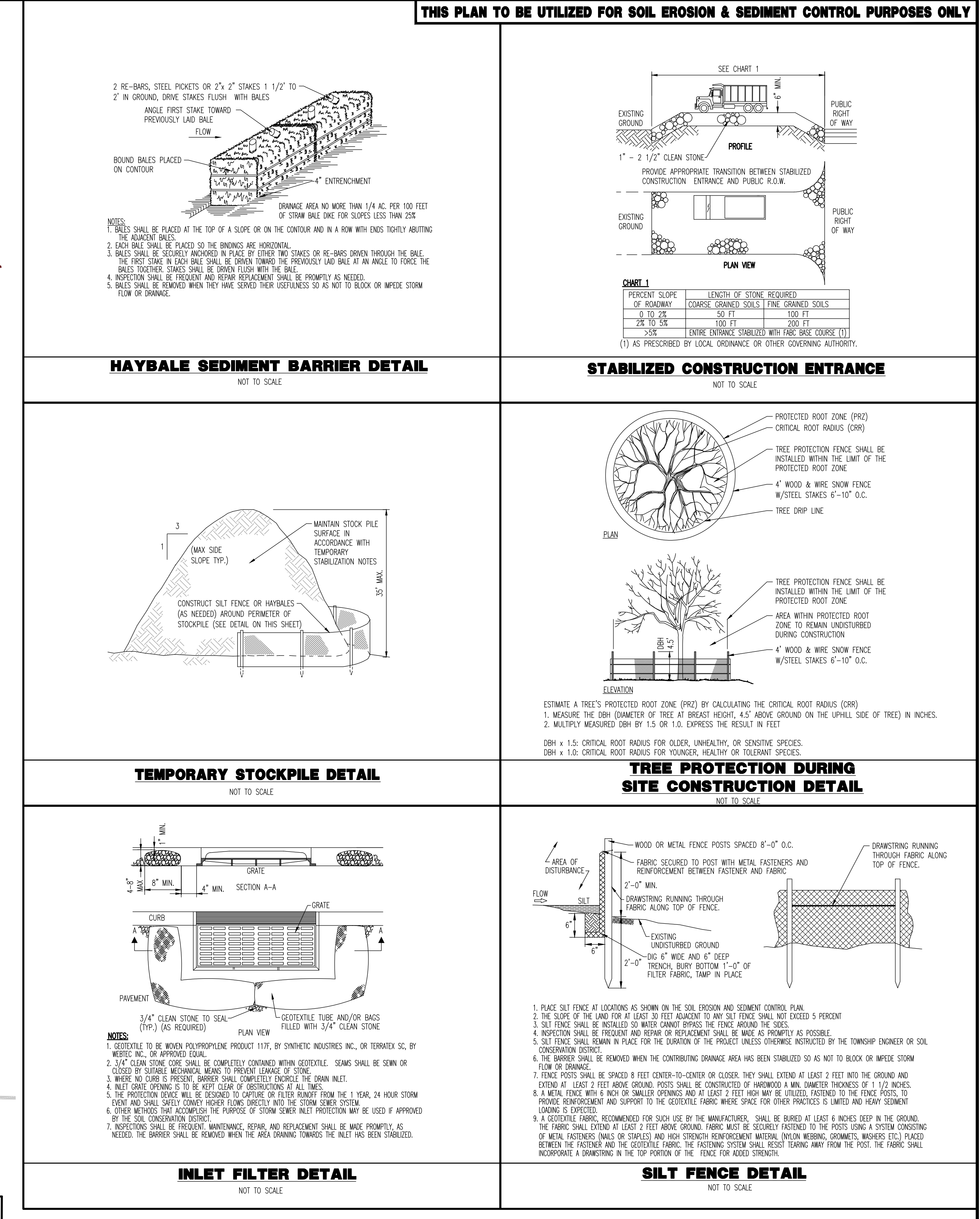
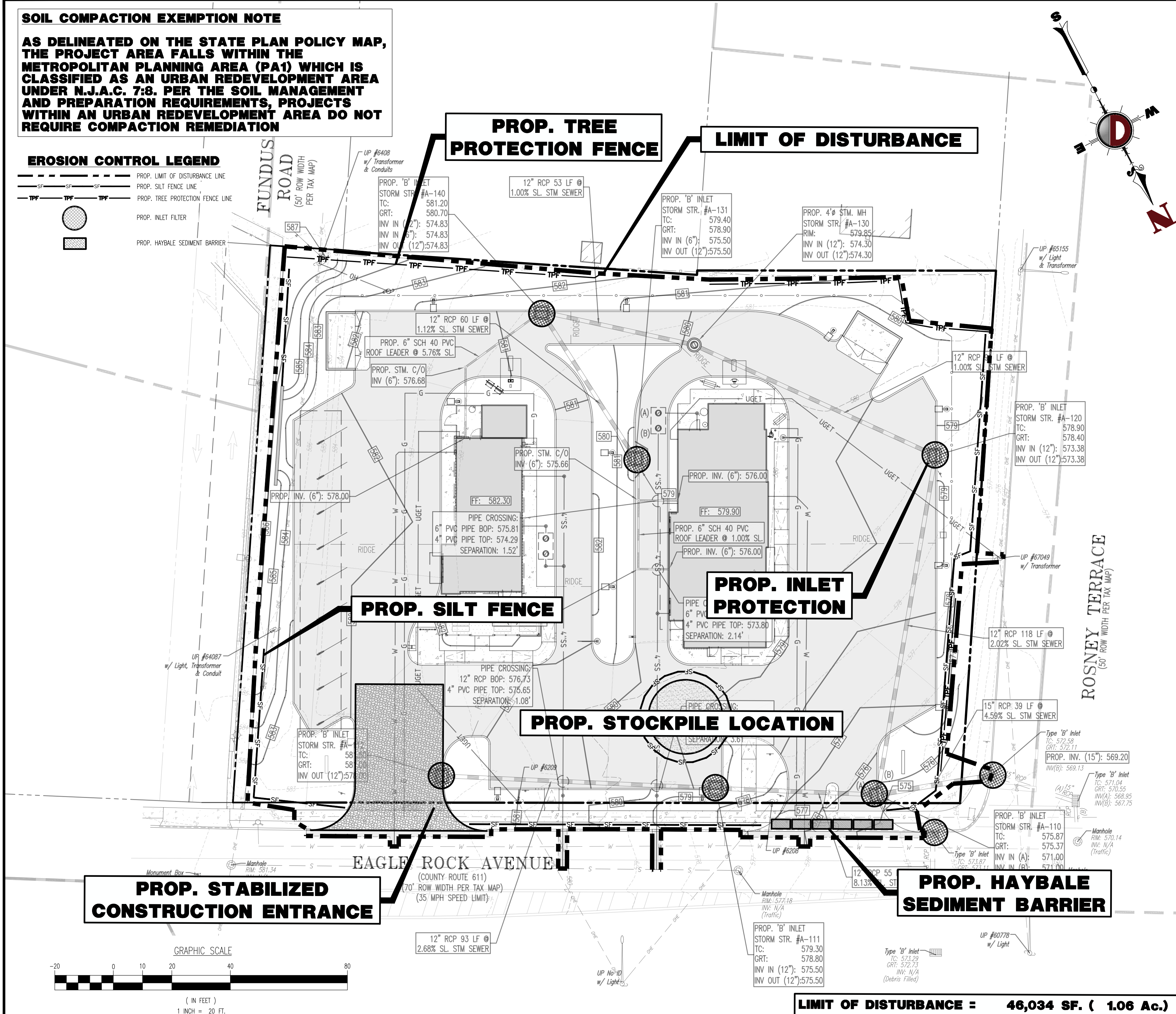
SHEET No: **10**
OF 20
Rev. # 3

MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 54522

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41938

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FEATURES & SPECIFICATIONS		
Construction - Rugged die-cast aluminum housing for maximum durability and reliability. - IP65 rated luminaires protect integral components from harsh environmental conditions. - Shipping weight: 17.24 lbs in carton.	- Total harmonic distortion: <20% - Operating temperature: -40°C to +40°C (-40°F to +104°F). - Power factor: > 0.90 - Input power stays constant over life. - Optional 10Kv surge protection device meets a minimum Category C surge protection (see ANSI/IEEE C82.42-1). - High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.	Warranty LSI luminaires carry a 5-year limited warranty. Complete warranty terms are located on our website.
Optical System - Premium engineered IP65 rated acrylic optics assemblies deliver Type 3, 4 (T) or 5 zero uplight. - Available in 5000K, 4000K, and 3000K color temperatures (see ANSI C78.37). - Minimum CRI of 80.		Listings - Listed to UL 1598 and UL 8750. - UL compliant with 3000K color temperature selection (PMI monitoring). - Title 24 Compliant; see local ordinance qualification information. - Suitable for wet locations.
Electrical - High-performance driver features shortcircuit and over temperature protection with integral surge protection (6kV). 0-10V dimming (10%-100%) standard. - Standard Universal Voltage (120-277 Vac) input, 50/60 Hz or optional High Voltage (347-480 Vac). - L70 Calculated Life: >50K Hours (See ANSI 98.20 Balance on Page 5)	Installation - Input Method shields separately and can be quickly connected to the luminaire. - Wiring leads extended out of the main product. Not all versions of this opening the luminaire electrical chamber. - Utilizes E2 pole drill pattern for arm mounting. - Utilizes adjustable slip fit arm for arm mounting. - Optional die cast slip fit allows for mounting to a 2" (50mm) P or 2.5" (63.5mm) OD, then allowing for tilting up to 45 degrees and 90° when using a vertical tennon.	- UL ETL listed to IEC 60598 - UL listed to ANSI C136.3 high vibration applications/applications qualified. - DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check their website: Product List at www.designlights.org/DLC to confirm which versions are qualified.
		<i>Specifications and dimensions subject to change without notice.</i>

The image contains two photographs of the same luminaire. The left photograph shows the luminaire with a black, textured, ribbed cover. A label 'Luminaire Shown with CR7P' points to a small, dark, cylindrical component on top of the luminaire. The right photograph shows the luminaire with a clear, rectangular cover that reveals the internal LED array. A label 'Luminaire Shown with IMS' points to a small, white, cylindrical component on the side of the luminaire.

[illegible]

ASA-LED-18L-ACR-FT-40

LUMINAIRE DATA

Type FT Distribution	
4000 Kmhlm, 70 CRI	
Delivered Lumens	17,274
Watts	151
Efficacy	114
IES Type	114
BIG Rating	83-UD-G3

ISO FOOTCANDLE

POLAR CURVE

Zonal Lumens Summary

Zone (3-30°)	Lumens	%Luminaire
Low (3-30°)	3019	17%
Medium (30-60°)	8150	47%
High (60-90°)	5684	33%
Very High (90-90°)	421	2%
Lighting (0-180°)	9	0%

25' Mounting Height/10' Grid Spacing

5 FC
2 FC
1 FC
0.5 FC



Commercial Area Light Small (SS)

[Back to Quick](#)

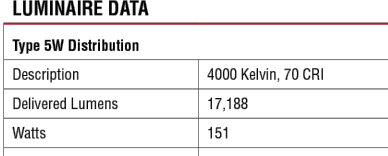
PHOTOMETRICS

SSA-LED-18L-AC-SW-40

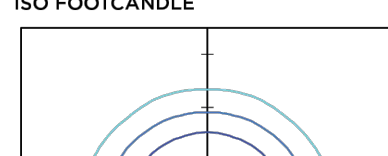
LUMINAIRE DATA

Type SW Distribution	Description
4000 Kuhlus, 70 CRI	
Delivered Lumens	17,188
Watts	151
Efficiency	114
IES Type	Type V8 - Very Short
ULG Rating	85-90-02

ISO FOOTCANDLE



POLAR CURVE

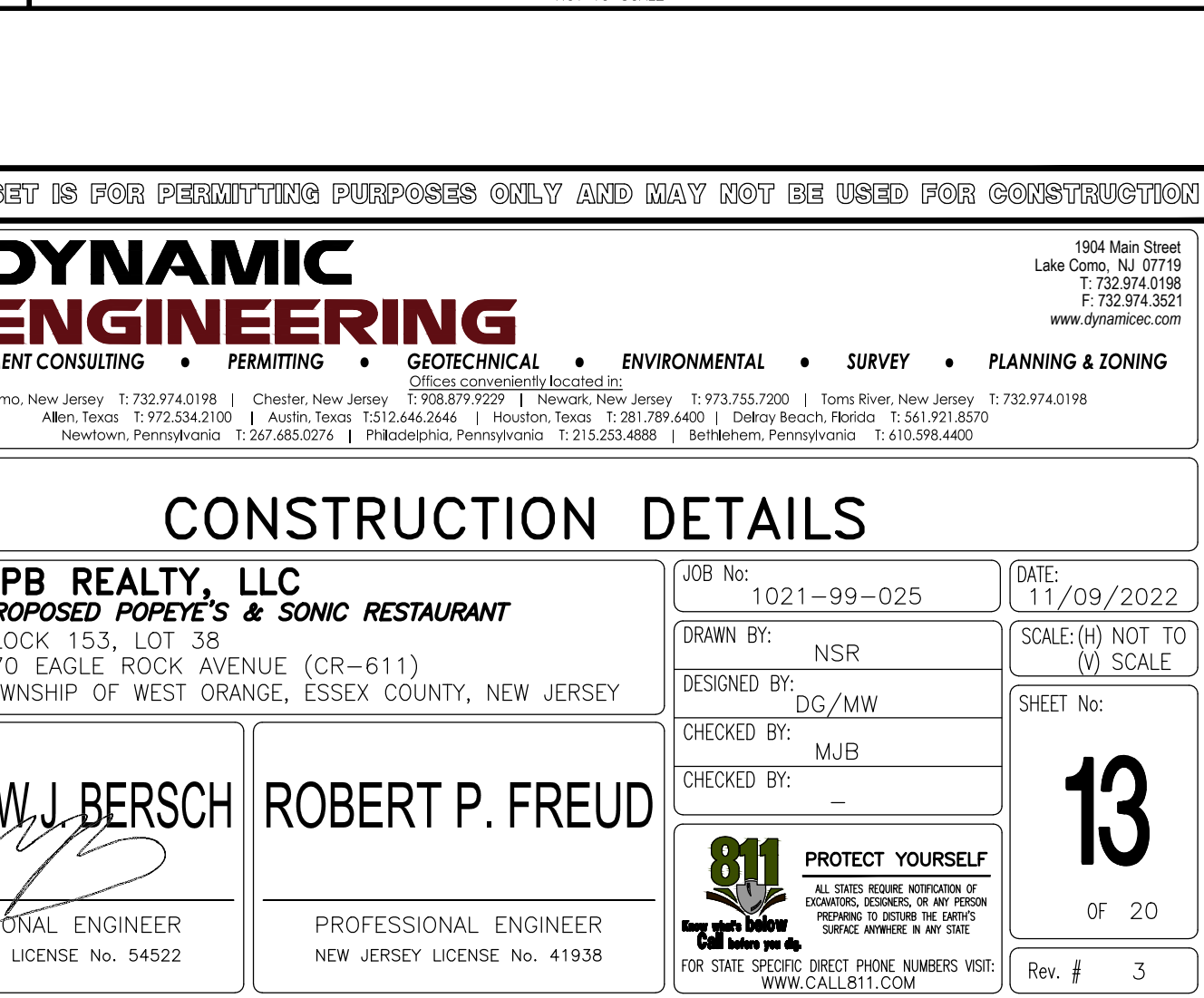
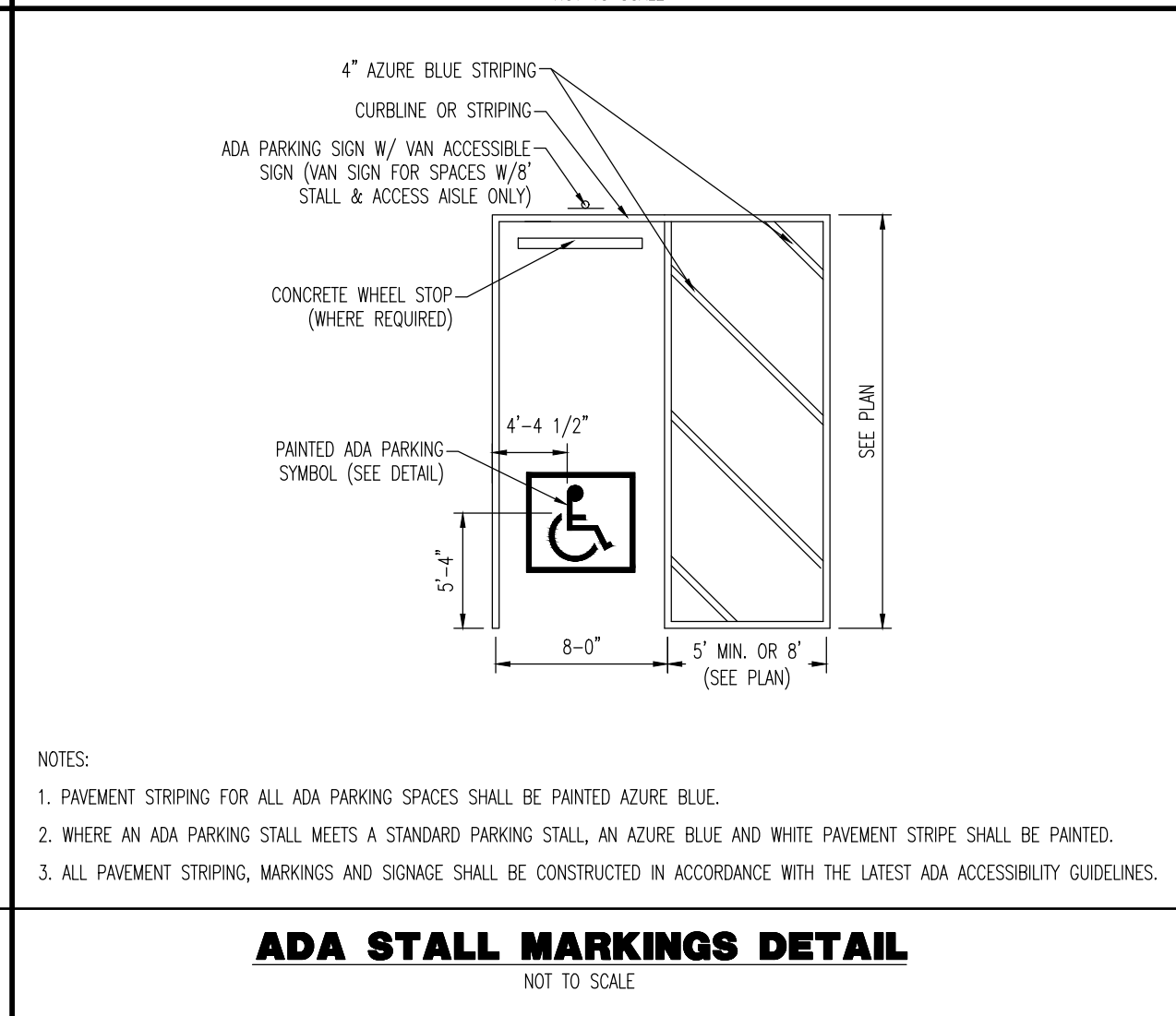
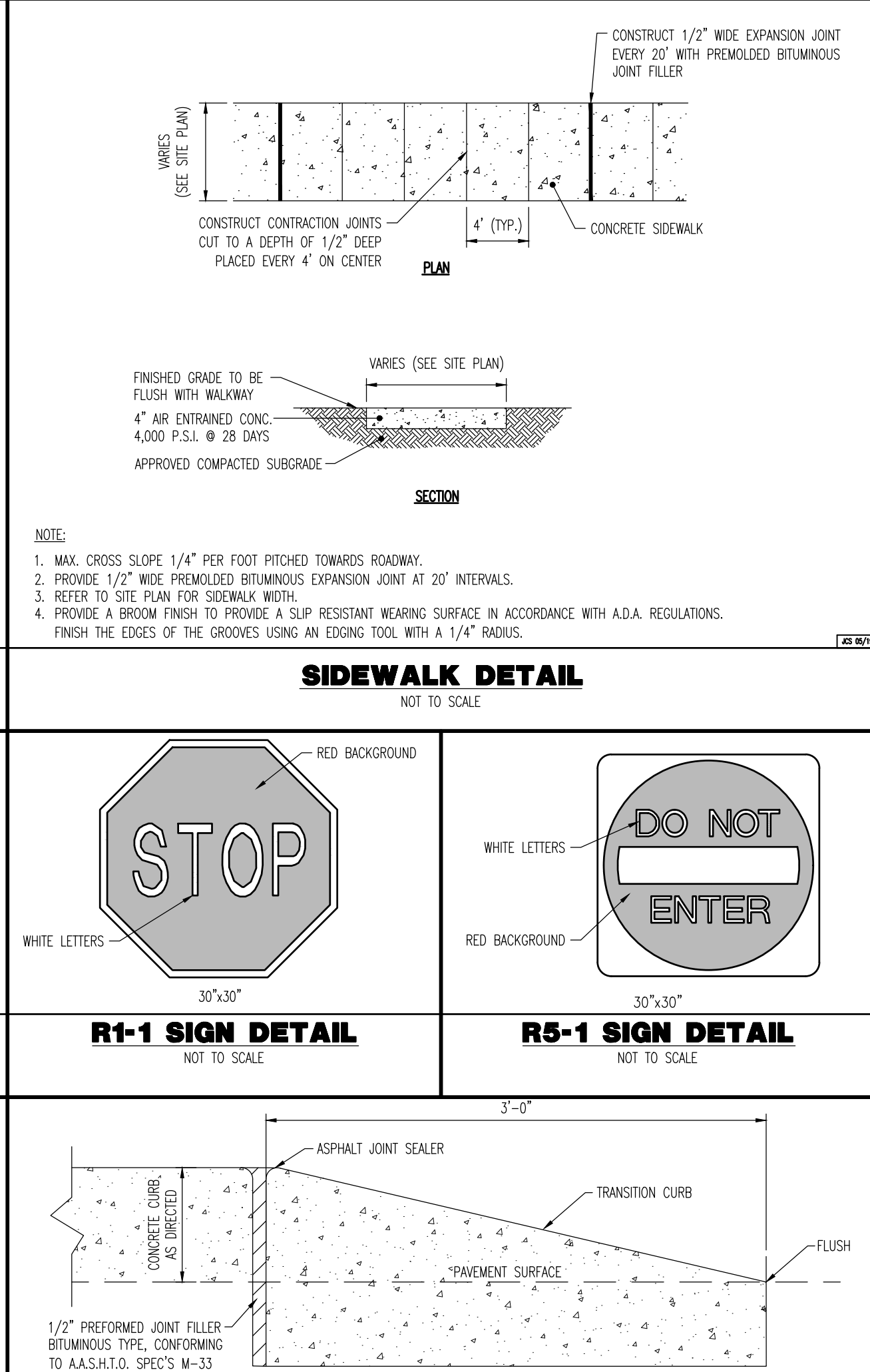
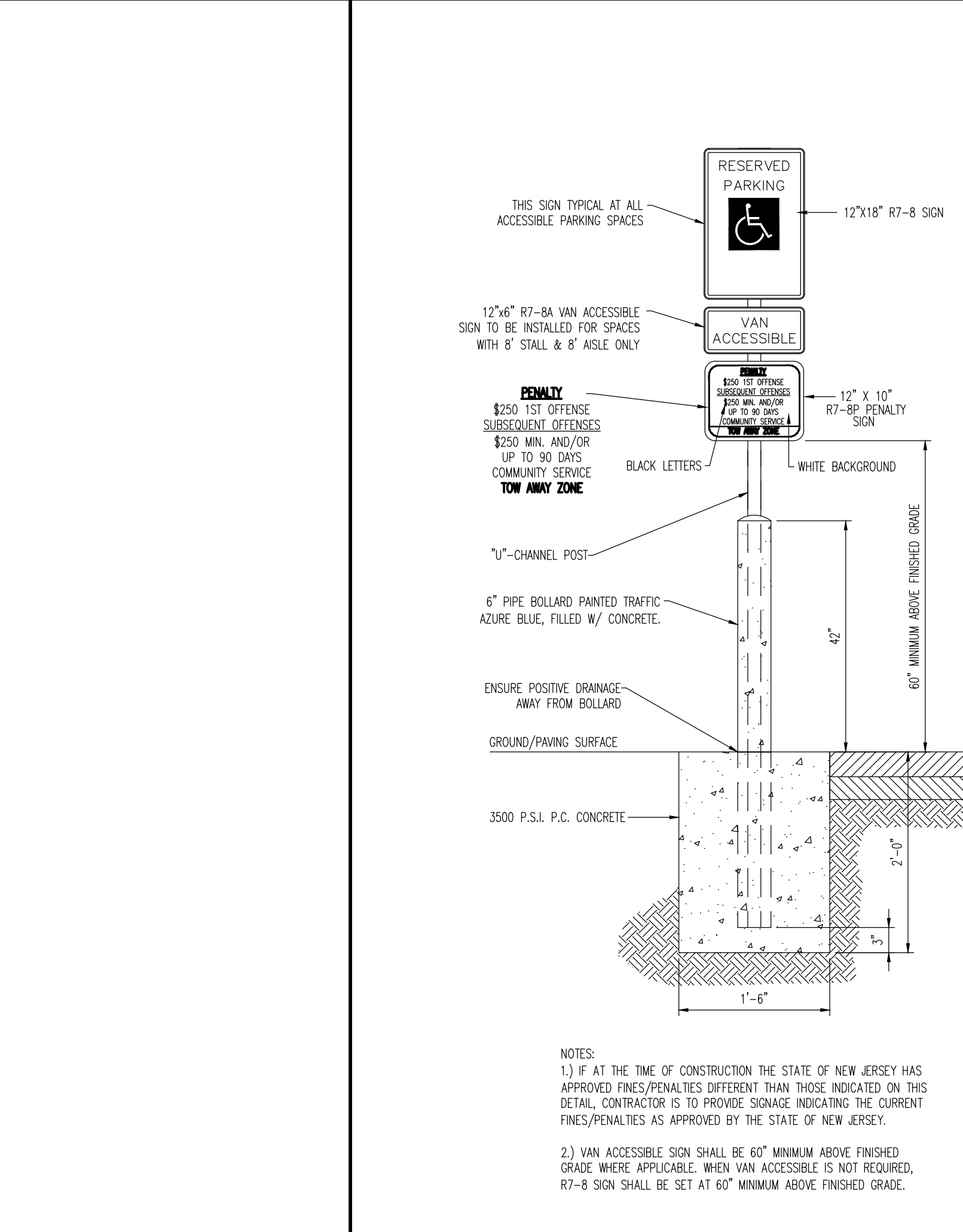
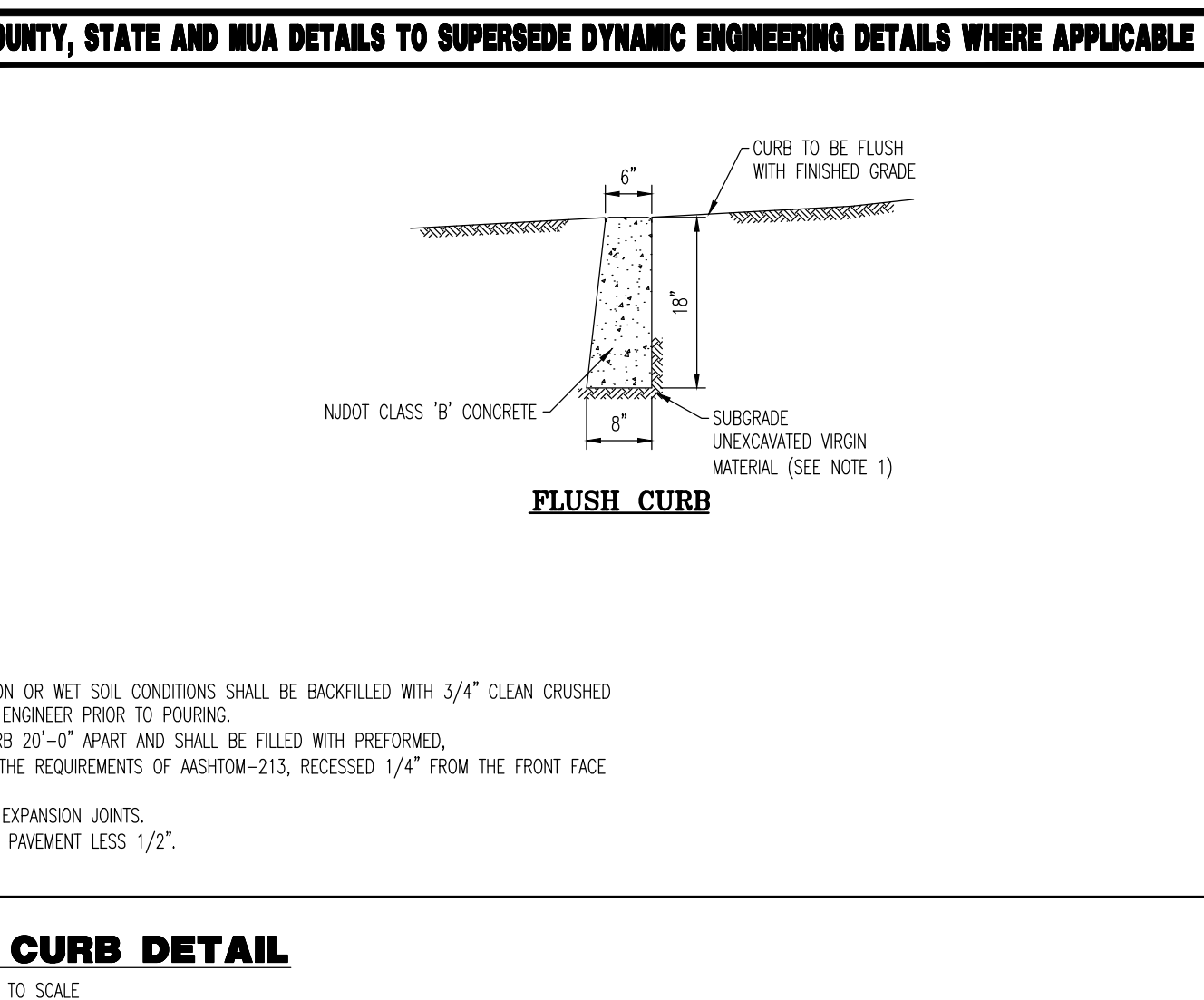
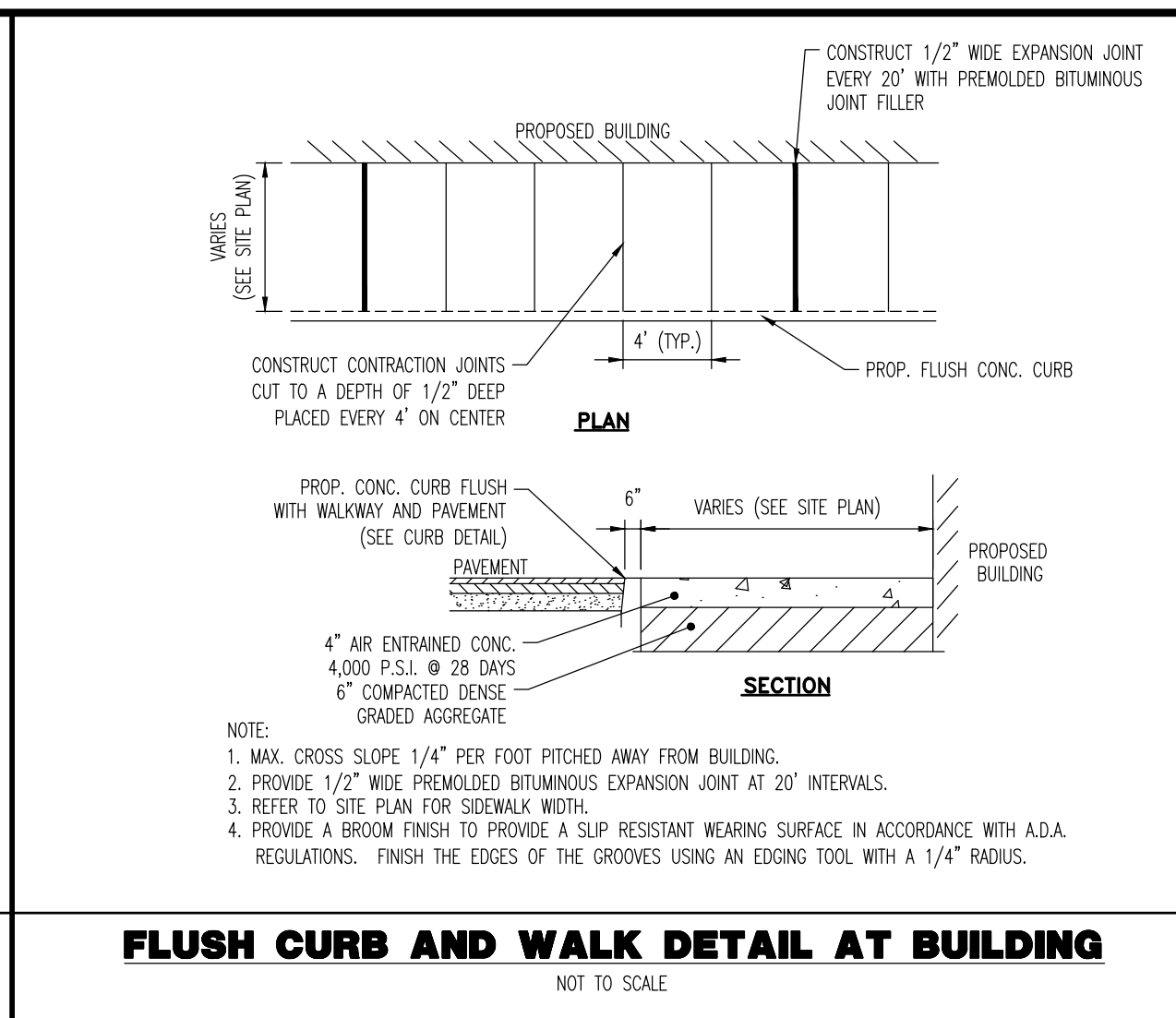


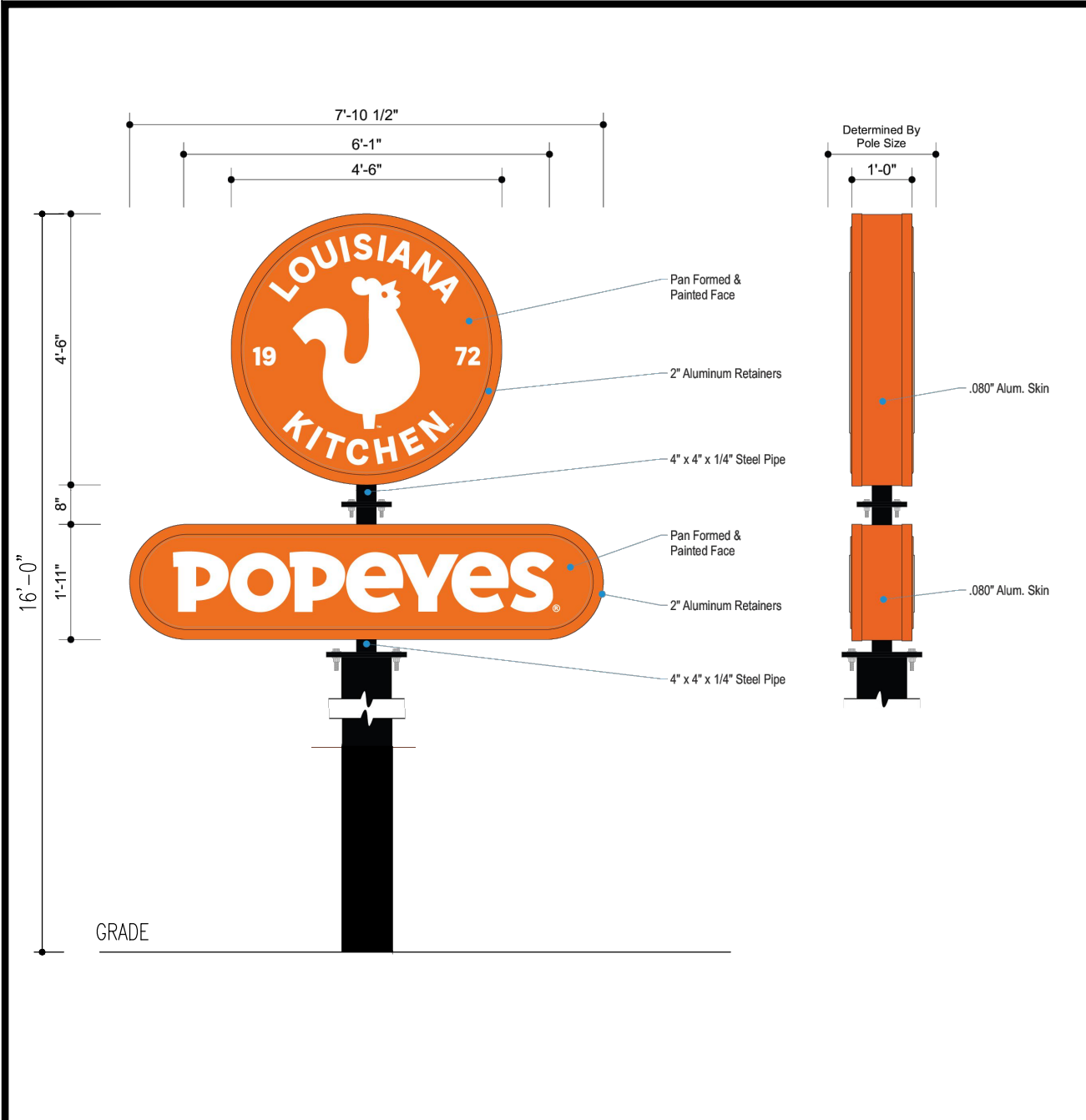
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30')	2077	21%
Medium (30-60')	8291	48%
High (60-80')	3930	23%
Very High (80-90')	321	2%
Uplight (90-180)°	0	0%
Total Flux	17188	100%

25' Mounting Height/10' Grid Spacing

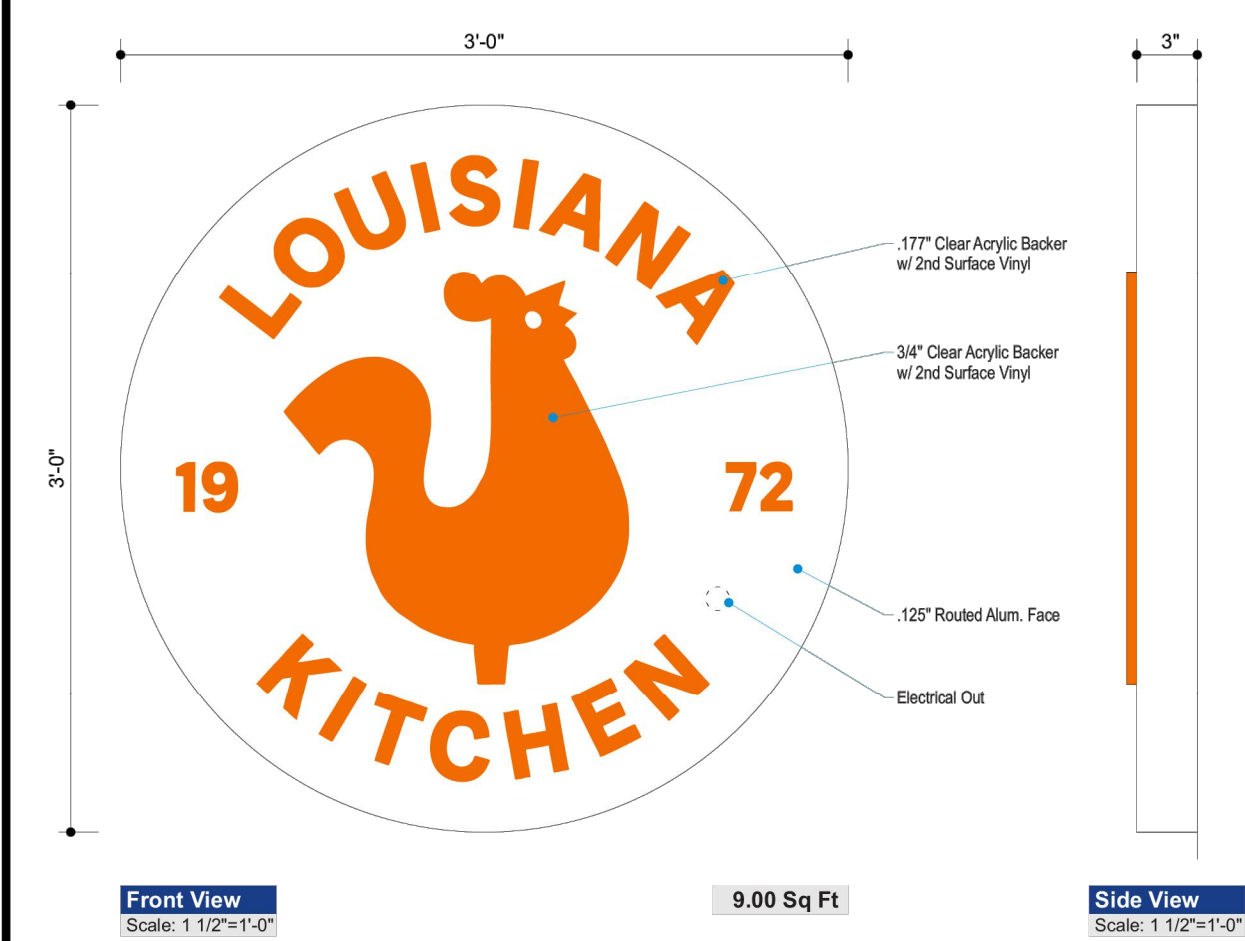
5 FC
 2 FC
 1 FC
 0.5 FC





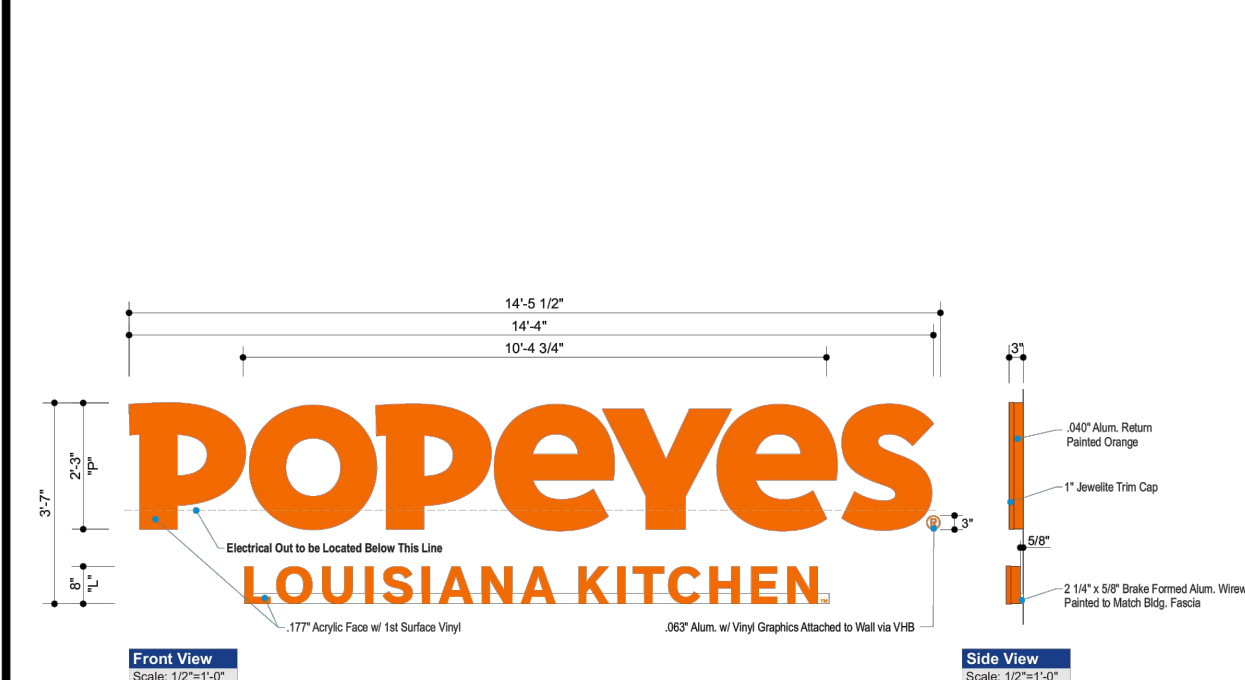
POPEYES FREESTANDING PYLON SIGN

NOT TO SCALE



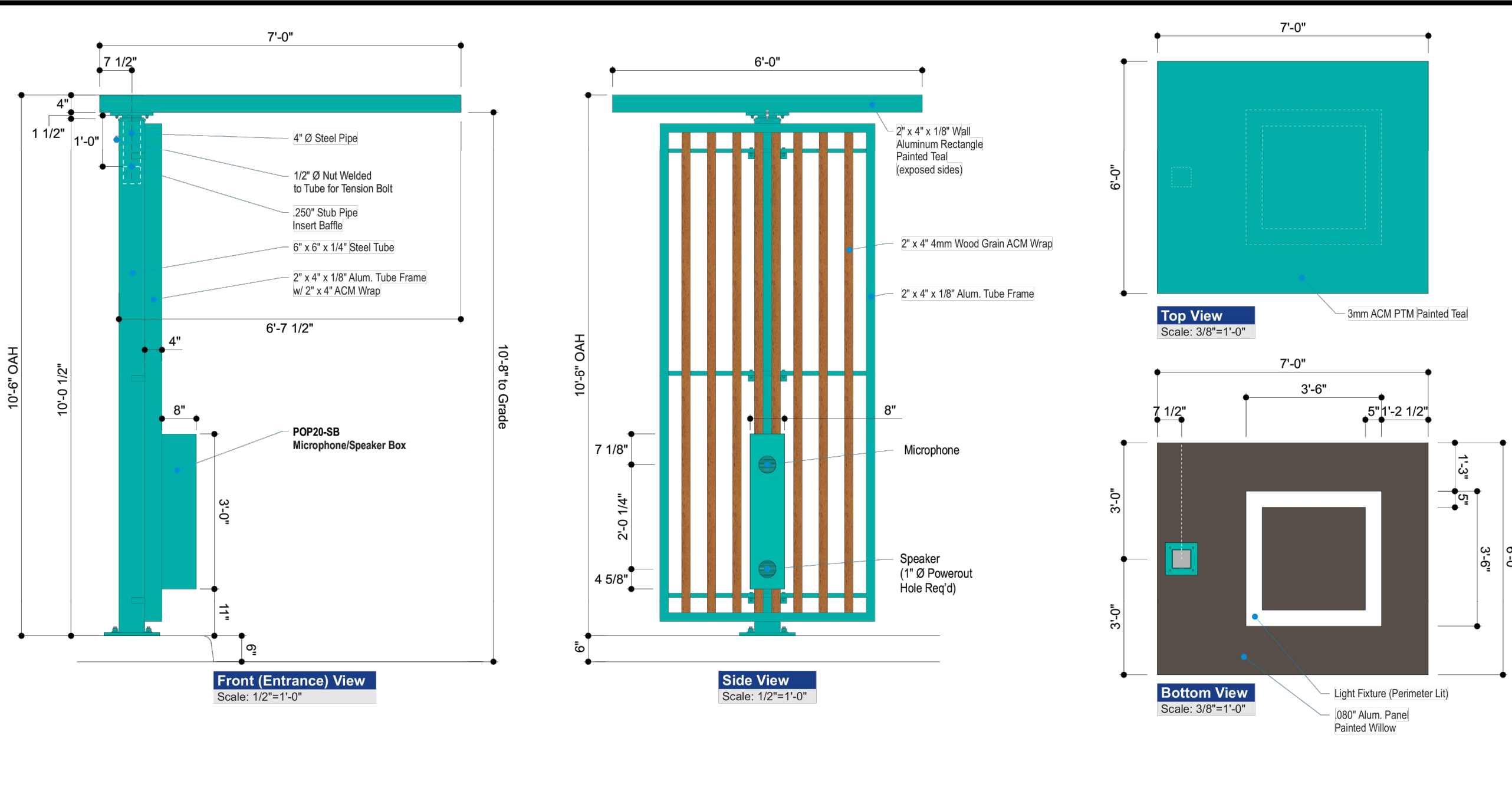
POPEYES BRAND SEAL SIGN

NOT TO SCALE



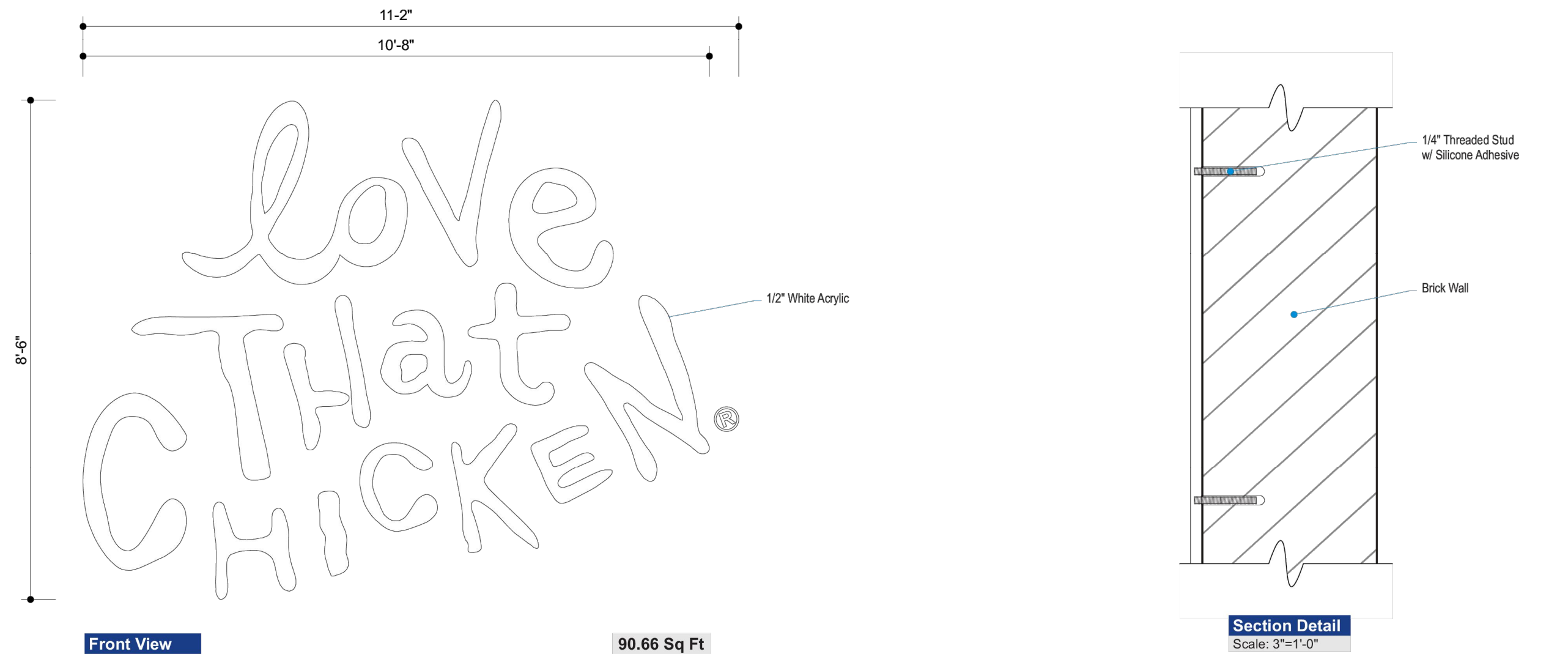
POPEYES CHANNEL LETTER DETAIL

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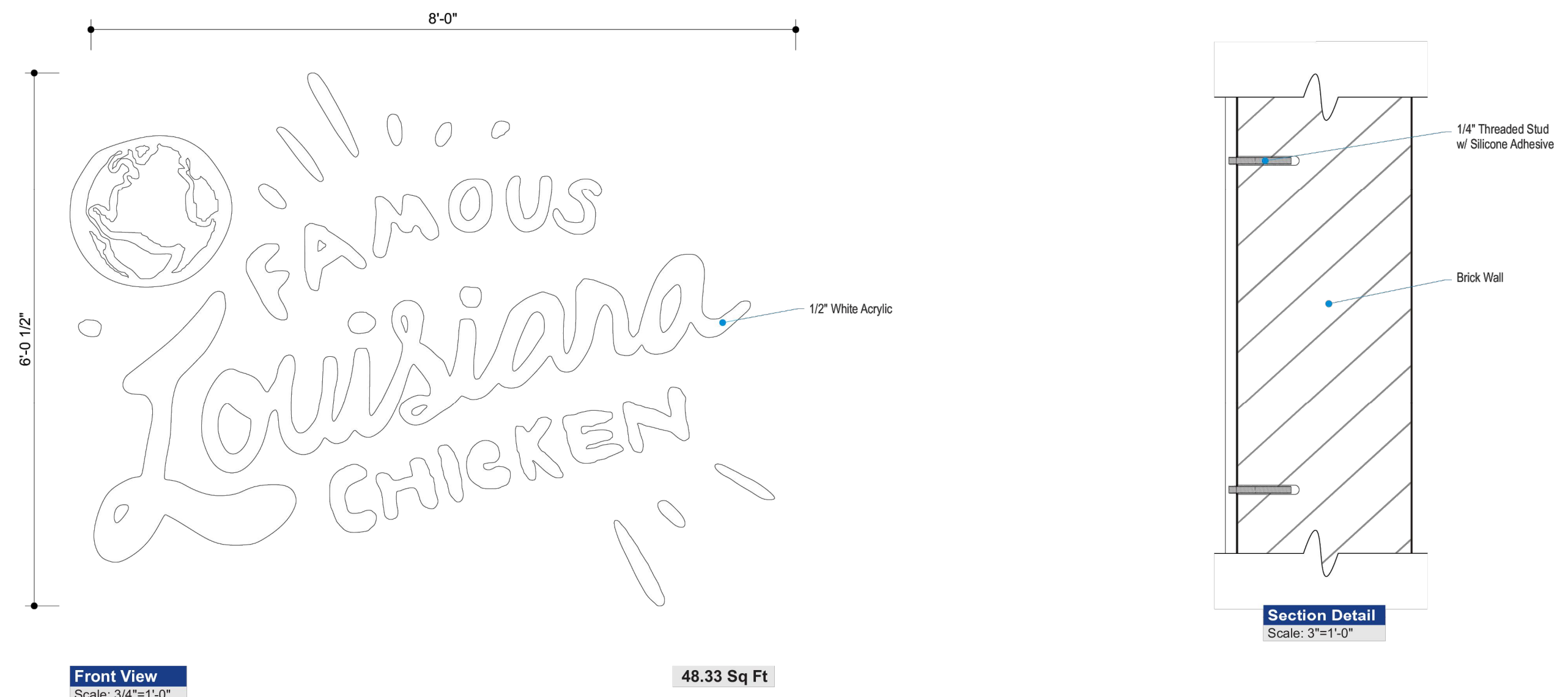
DRIVE-THRU CANOPY W/SPEAKER & CONF. BOARD

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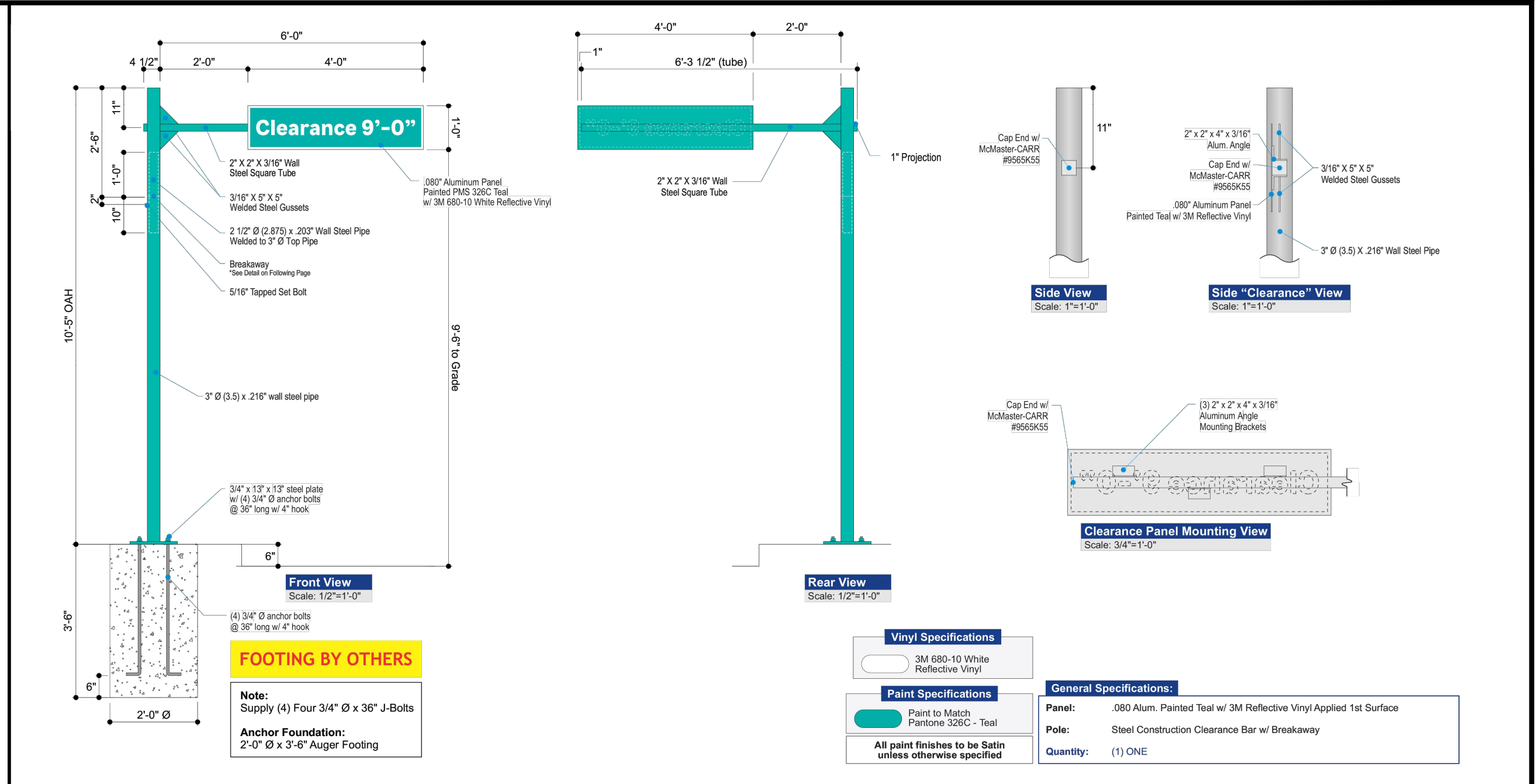
POPEYES "LOVE THAT CHICKEN" SIGN

NOT TO SCALE



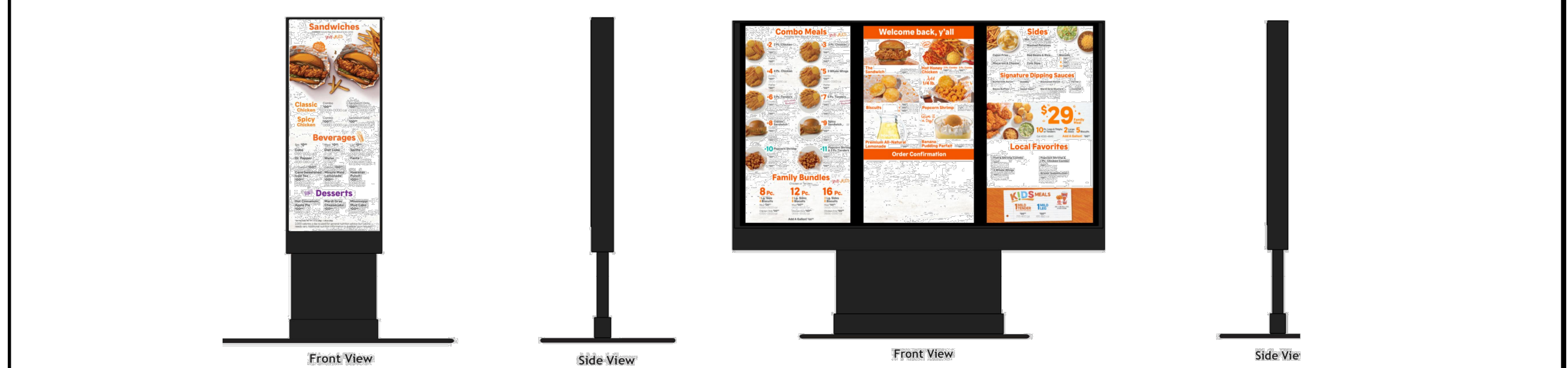
POPEYES "LOVE THAT CHICKEN" SIGN

NOT TO SCALE



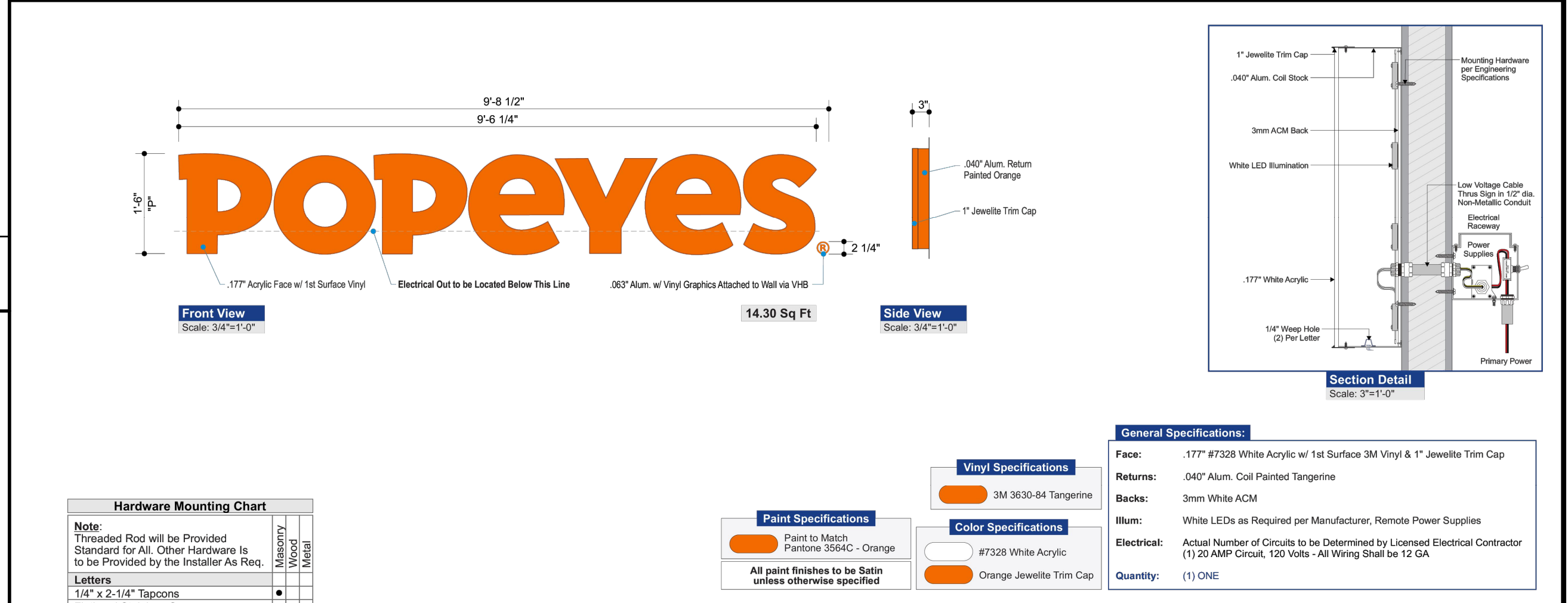
CLEARANCE SIGN

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PREVIEW & MENU BOARD

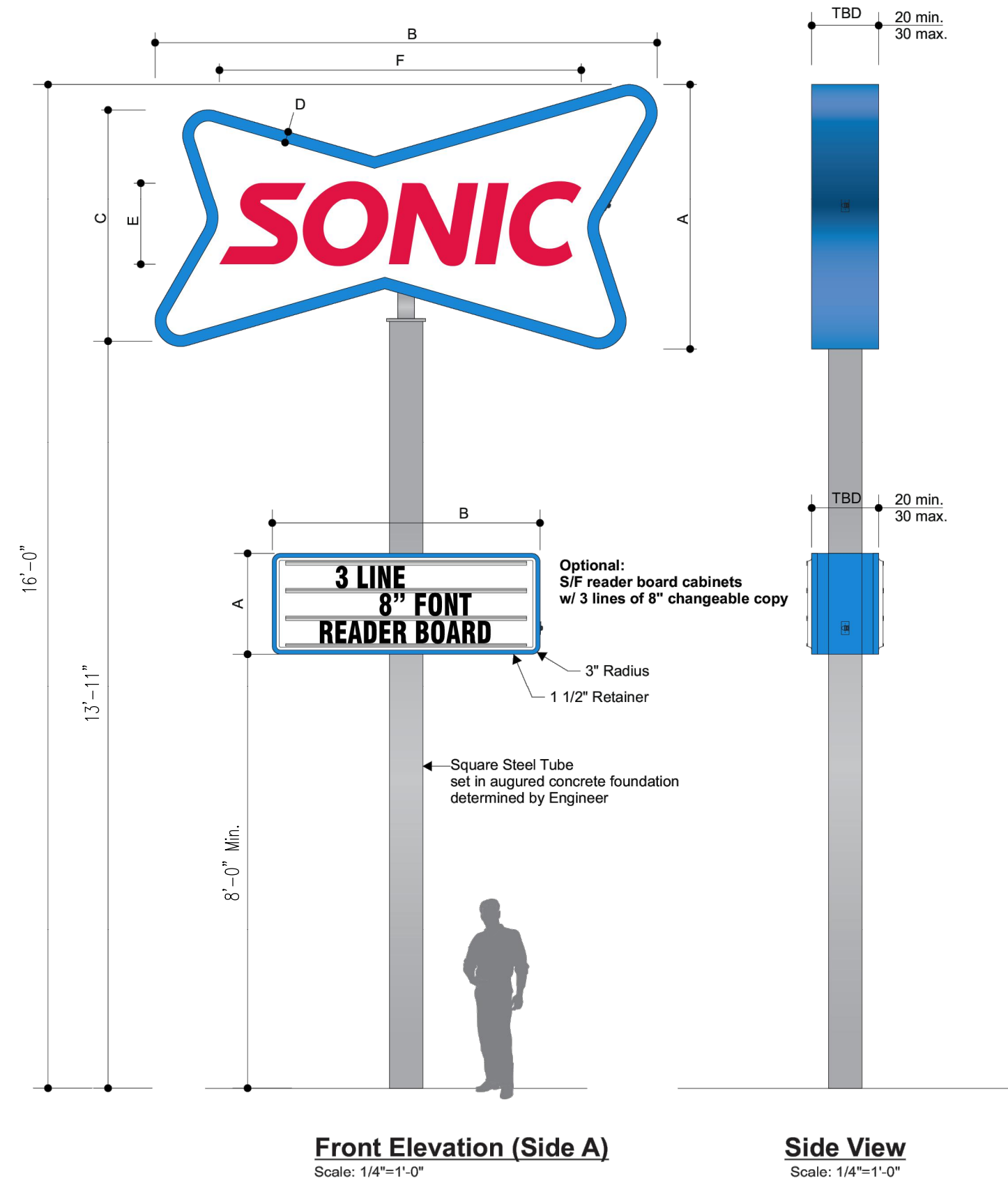
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POPEYES ONLY CHANNEL LETTERS SIGN

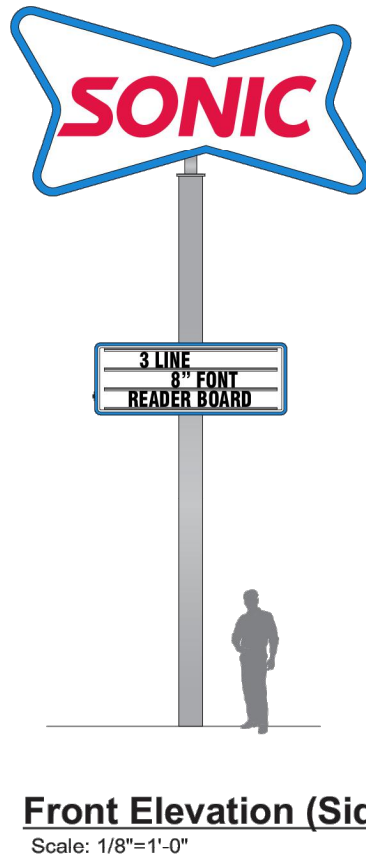
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TITLE: CONSTRUCTION DETAILS	
PROJECT: MPB REALTY, LLC PROPOSED POPEYES & SONIC RESTAURANT BLOCK 153, LOT 35 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1021-99-025 DATE: 11/09/2022 DRAWN BY: NSR DESIGNED BY: DG/MWW CHECKED BY: MJB CHECKED BY: -
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
ALL STATES REQUIRE REGISTRATION OF CONTRACTS, SPECIFICATIONS, OR ANY OTHER PRELIMINARY TO OBTAIN THE STATE'S OFFICIAL APPROVAL. SEE STATE REQUIREMENTS FOR MORE INFORMATION. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	
16 OF 20 Rev. # 3	



Note:
LED Layout to be Provided by
Sloan LED

Sign Type	A	B	C	D	E	F	Recommendation
6'-0" Sign	3'-1 15/16"	6'-0"	2'-9 15/16"	1 5/8"	11 11/16"	4'-3 7/8"	(Polycarbonate Embossed Face)
8'-0" Sign	4'-2 9/16"	8'-0"	3'-9 1/4"	2 1/8"	1'-3 5/8"	5'-9 3/16"	(Polycarbonate Embossed Face)
10'-0" Sign	5'-3 3/16"	10'-0"	4'-8 9/16"	2 11/16"	1'-7 1/2"	7'-2 1/2"	(Polycarbonate Embossed Face)
12'-0" Sign	6'-3 7/8"	12'-0"	5'-7 7/8"	3 3/16"	1'-11 7/16"	8'-7 13/16"	(Polycarbonate Embossed Face)
15'-0" Sign	7'-10 13/16"	15'-0"	7'-0 13/16"	4"	2'-5 1/4"	10'-9 3/4"	(Polycarbonate Embossed or Flex Face)
Reader Board	3'-0"	8'-0"	-	-	-	-	(Polycarbonate Pan-formed Face)

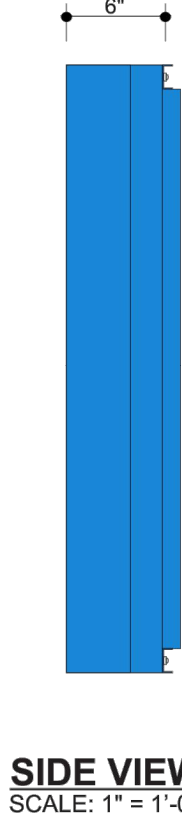
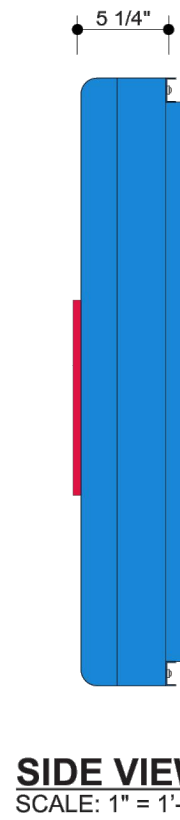
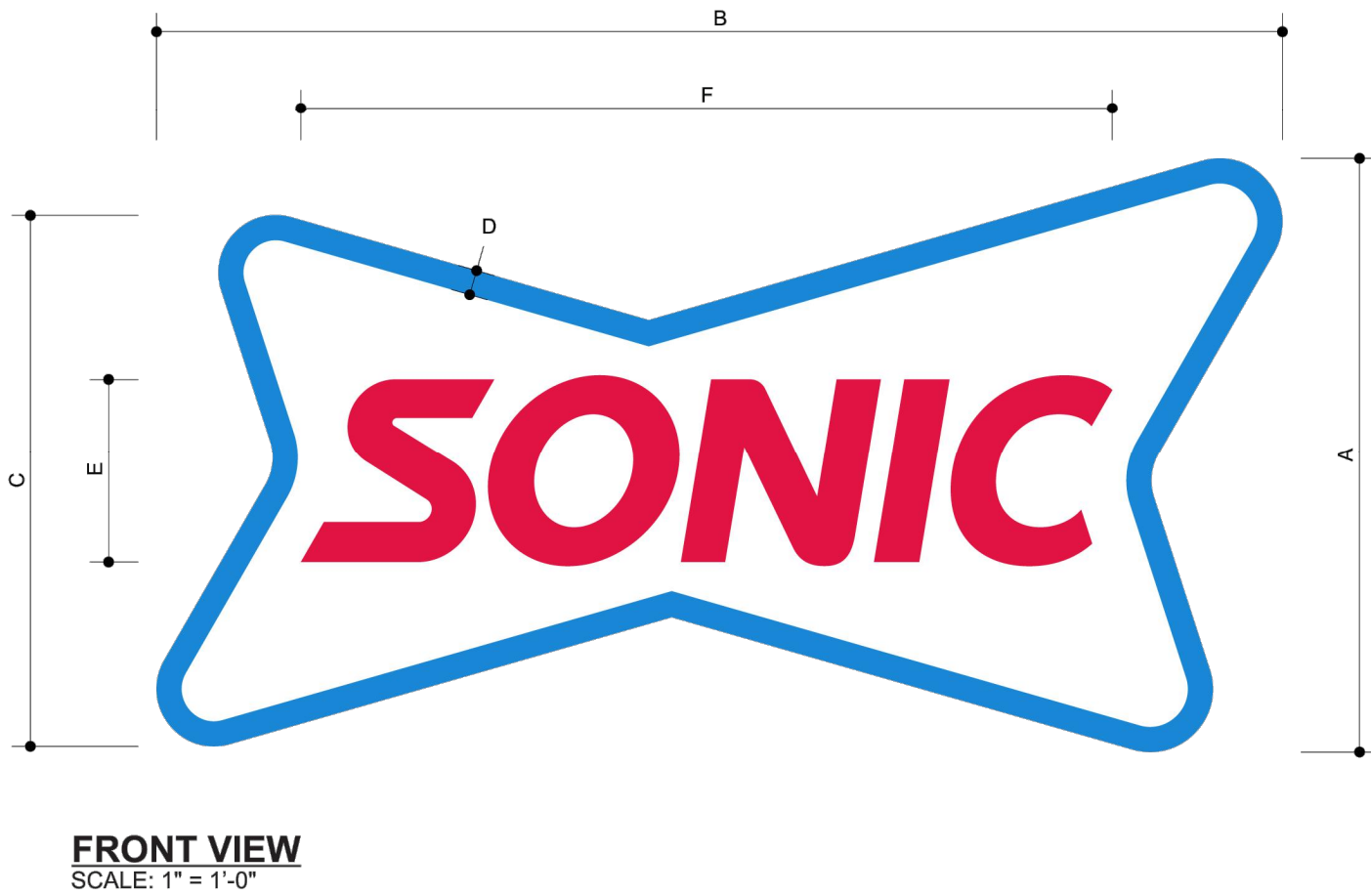


Color Reference

Red	Red - PMS 192C (3M 3730-2324)
Blue	Blue - PMS 2382C (3M 3730-8094)
Flexible Vinyl Face (3M Panagraphics 3)	
UV Overlay (3M 3660M)	
Light Blue (3M 180mc-7285)	
PMS 425C (SW 7659 Gris Silver)	
SW 4361 Sonic Logo Blue (sign cabinet refresh)	

SONIC FREESTANDING PYLON SIGN

NOT TO SCALE



Note:
LED Layout to be Provided by
Sloan LED

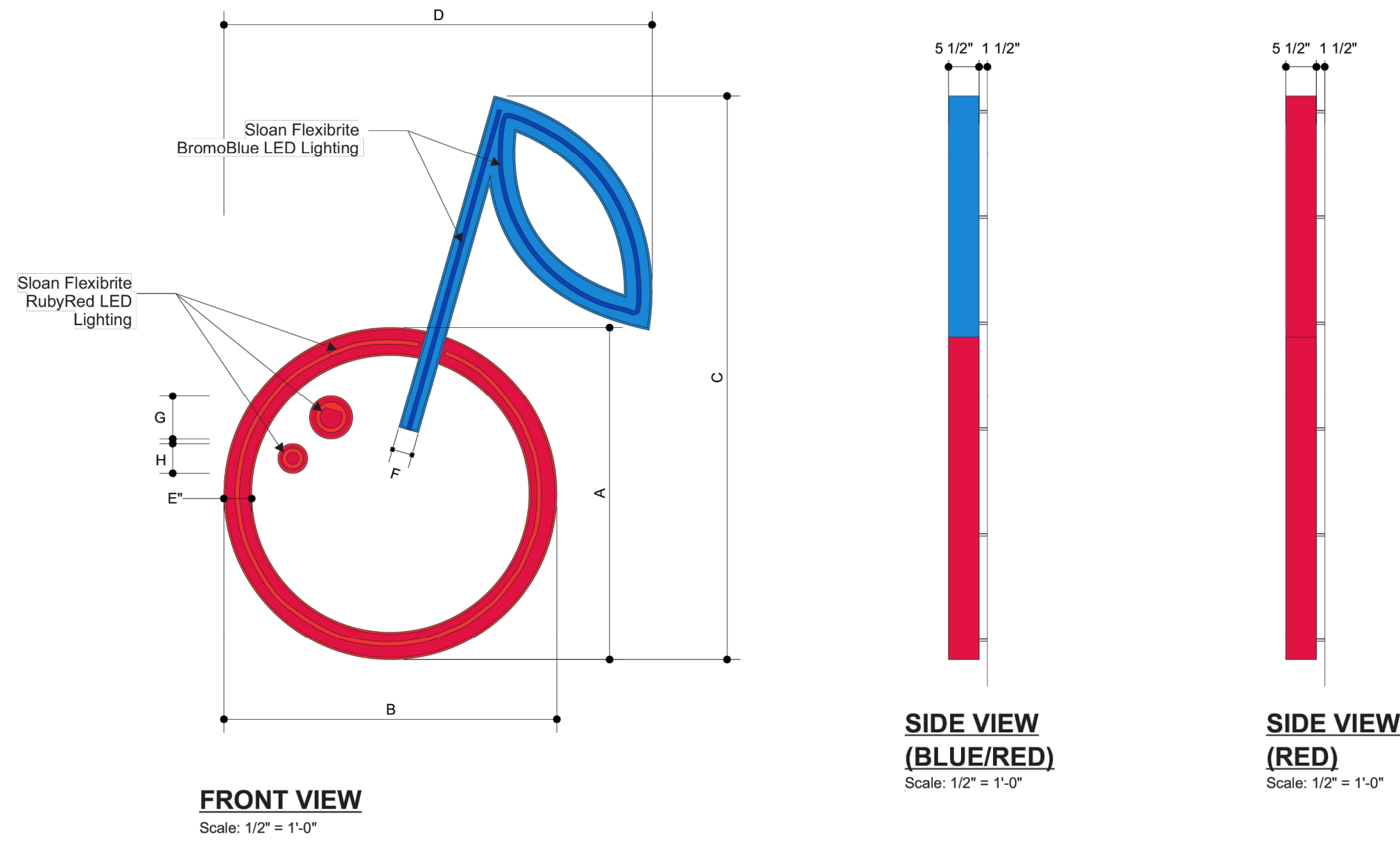
Sign Type	A	B	C	D	E	F	Recommendation
6'-0" Sign	3'-1 15/16"	6'-0"	2'-9 15/16"	1 5/8"	11 11/16"	4'-3 7/8"	Face Lit/ Halo Lit (Poly. Embossed Face)
8'-0" Sign	4'-2 9/16"	8'-0"	3'-9 1/4"	2 1/8"	1'-3 5/8"	5'-9 3/16"	Face Lit/ Halo Lit (Poly. Embossed Face)
10'-0" Sign	5'-3 3/16"	10'-0"	4'-8 9/16"	2 11/16"	1'-7 1/2"	7'-2 1/2"	Face Lit/ Halo Lit (Poly. Embossed Face)
12'-0" Sign	6'-3 7/8"	12'-0"	5'-7 7/8"	3 3/16"	1'-11 7/16"	8'-7 13/16"	Face Lit/ Halo Lit (Poly. Embossed Face)
15'-0" Sign	7'-10 13/16"	15'-0"	7'-0 13/16"	4"	2'-5 1/4"	10'-9 3/4"	Face Lit/ Halo Lit (Poly. Embossed or Flex Face)

Color Specifications

Red	Red - PMS 192C
Blue	Blue - PMS 2382C
Translucent White	Translucent White

SONIC SIGN

NOT TO SCALE



Note:
LED Layout to be Provided by
Sloan LED

Sign Type	A	B	C	D	E	F	G	H
2'-0" Logo	2'-0"	2'-0"	3'-4 3/4"	2'-6 7/8"	2"	1 1/2"	3 1/8"	2 1/8"
3'-0" Logo	3'-0"	3'-0"	5'-1"	3'-10 3/8"	3"	2 1/4"	4 5/8"	3 1/4"
4'-0" Logo	4'-0"	4'-0"	6'-9 3/8"	5'-1 3/4"	4"	2 7/8"	6 1/4"	4 1/4"
5'-0" Logo	5'-0"	5'-0"	8'-5 5/8"	6'-5 1/8"	5"	3 5/8"	7 3/4"	5 1/4"
6'-0" Logo	6'-0"	6'-0"	10'-2"	7'-8 5/8"	6"	4 3/8"	9 1/4"	6 3/8"

Color Specifications

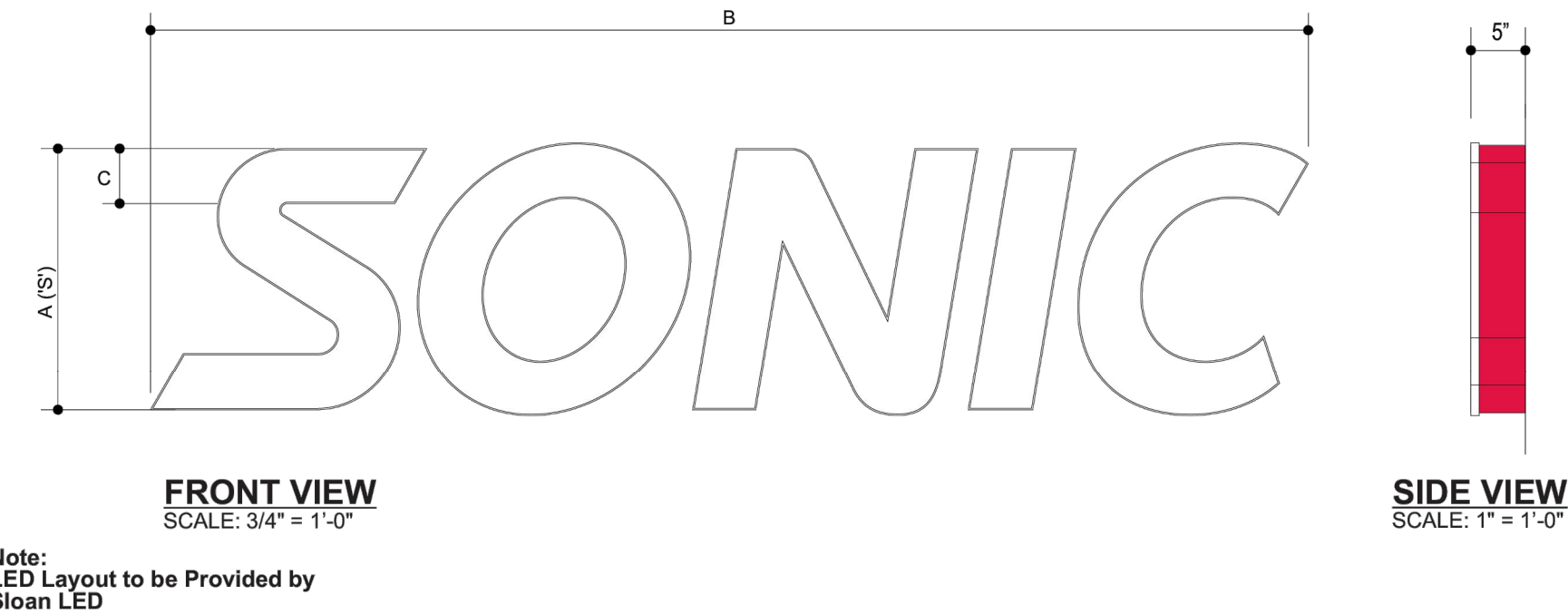
Red	Red - PMS 192C
Blue	Blue - PMS 2382C
Opaque White	Opaque White

LED Color Specifications

Sloan Flexibrite RubyRed LED Lighting	
Sloan Flexibrite - BromoBlue LED Lighting	

SONIC CHERRY LOGO SIGN

NOT TO SCALE



Note:
LED Layout to be Provided by
Sloan LED

Sign Type	A	B	C
18" Letters	1'-6"	6'-7 3/4"	3 3/4"
20" Letters	1'-8"	7'-4 5/8"	4 3/16"
24" Letters	2'-0"	8'-10 3/8"	5"
30" Letters	2'-6"	11'-0 15/16"	6 5/16"

Color Specifications

Red	Red - PMS 192C Letter Return Color
Translucent White	Translucent White Acrylic Face Panels
White Trim Cap	White Trim Cap

SONIC CHANNEL LETTER DETAIL

NOT TO SCALE

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T: 732.974.0198
F: 732.974.3521
www.dynamiceng.com

TITLE: **CONSTRUCTION DETAILS**

PROJECT: **MPB REALTY, LLC
PROPOSED POPEYE'S & SONIC RESTAURANT**

BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: PSD
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: -

SHEET No: 17 OF 20

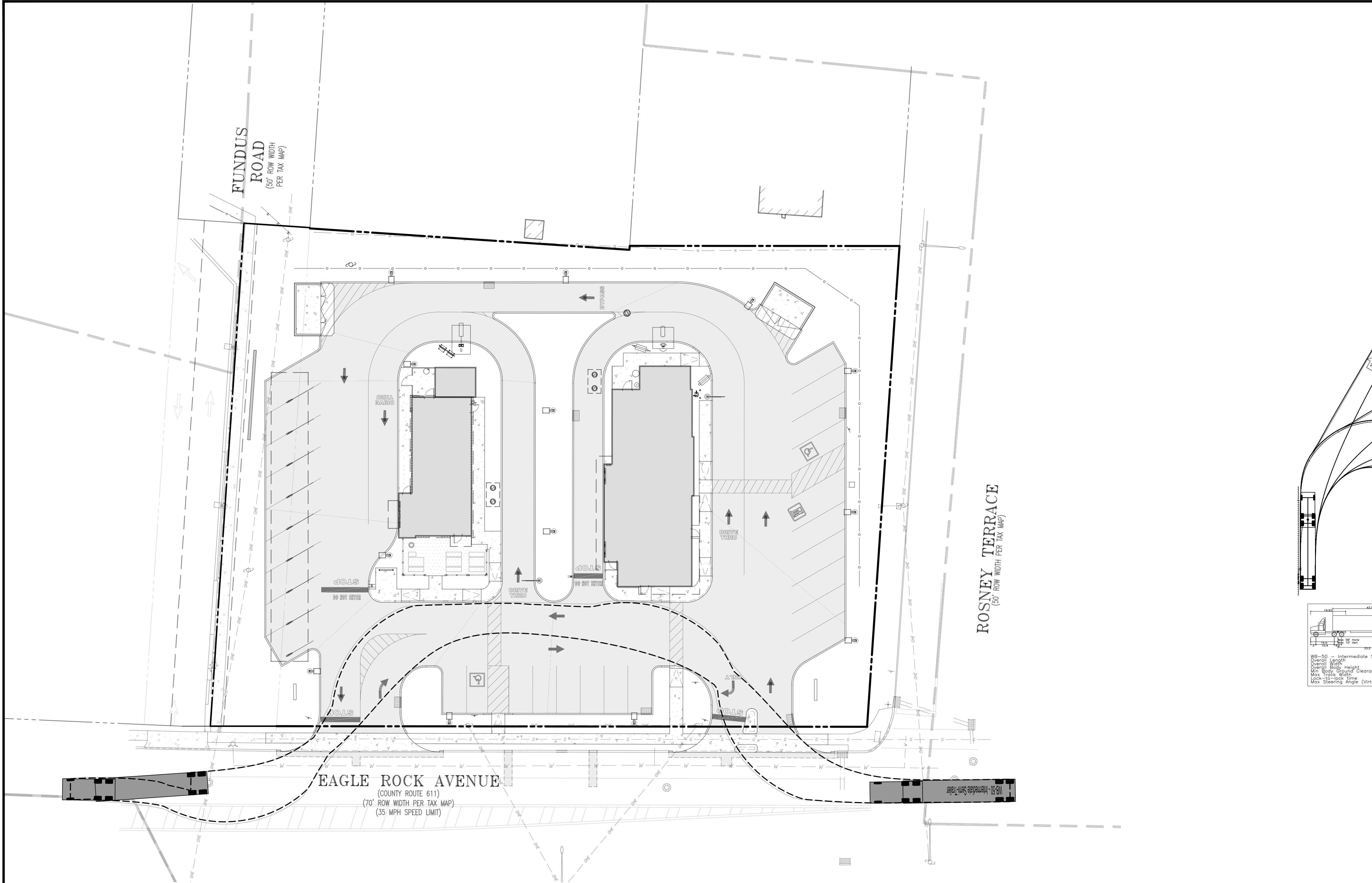
Rev. # 3

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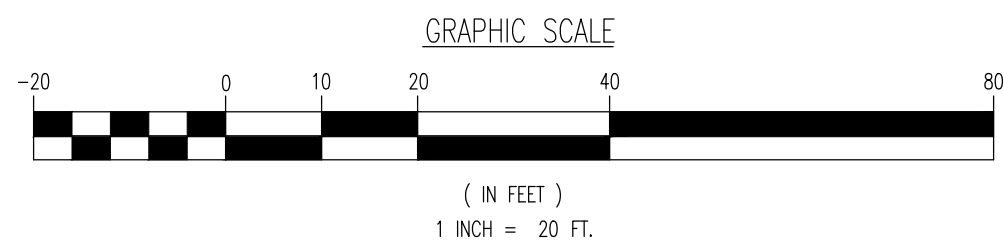
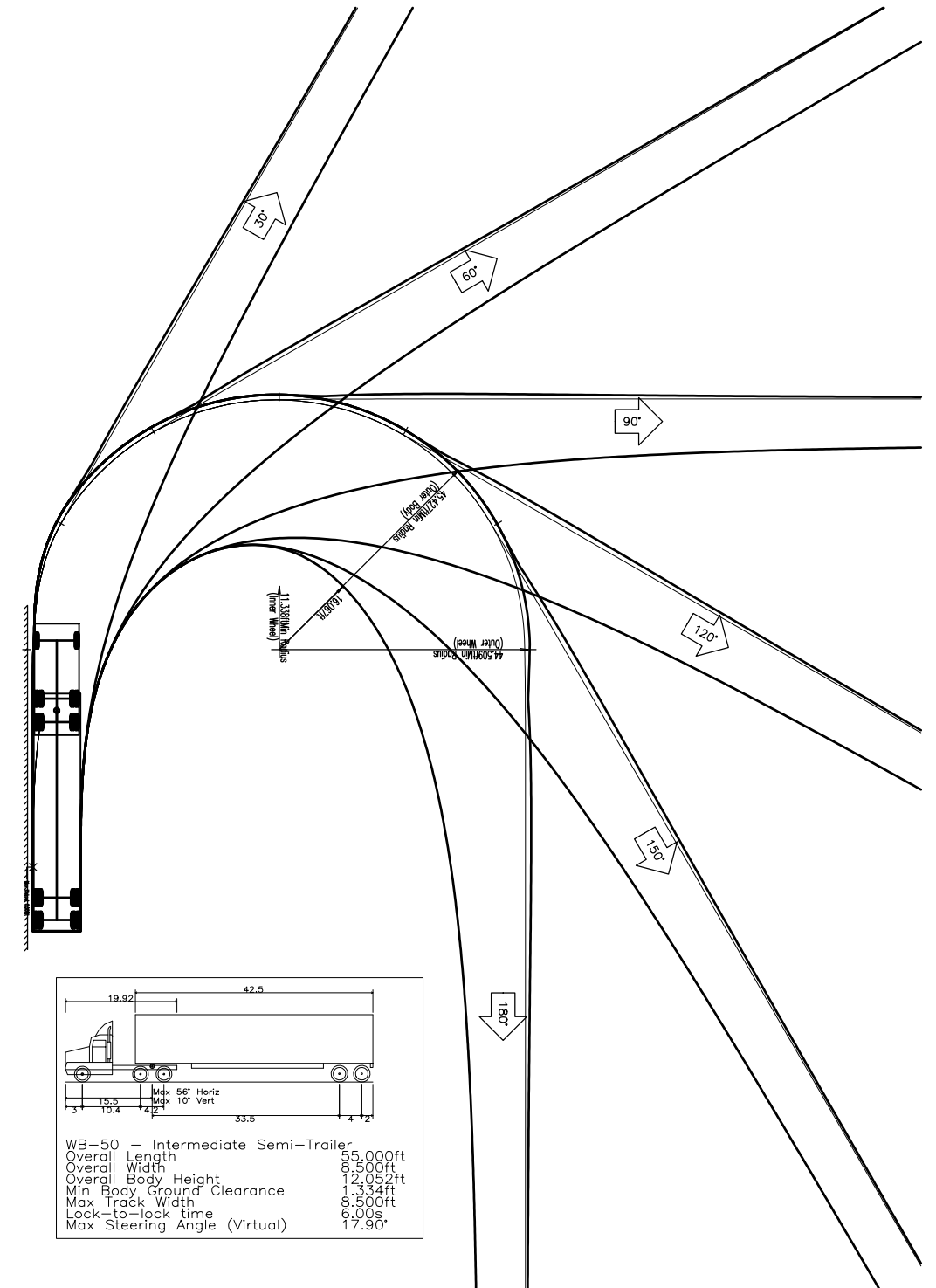
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

Plotted: 07/07/23 - 2:28 PM, By: pdrayom, - Product Ver: 24.2a (LMS Tech)
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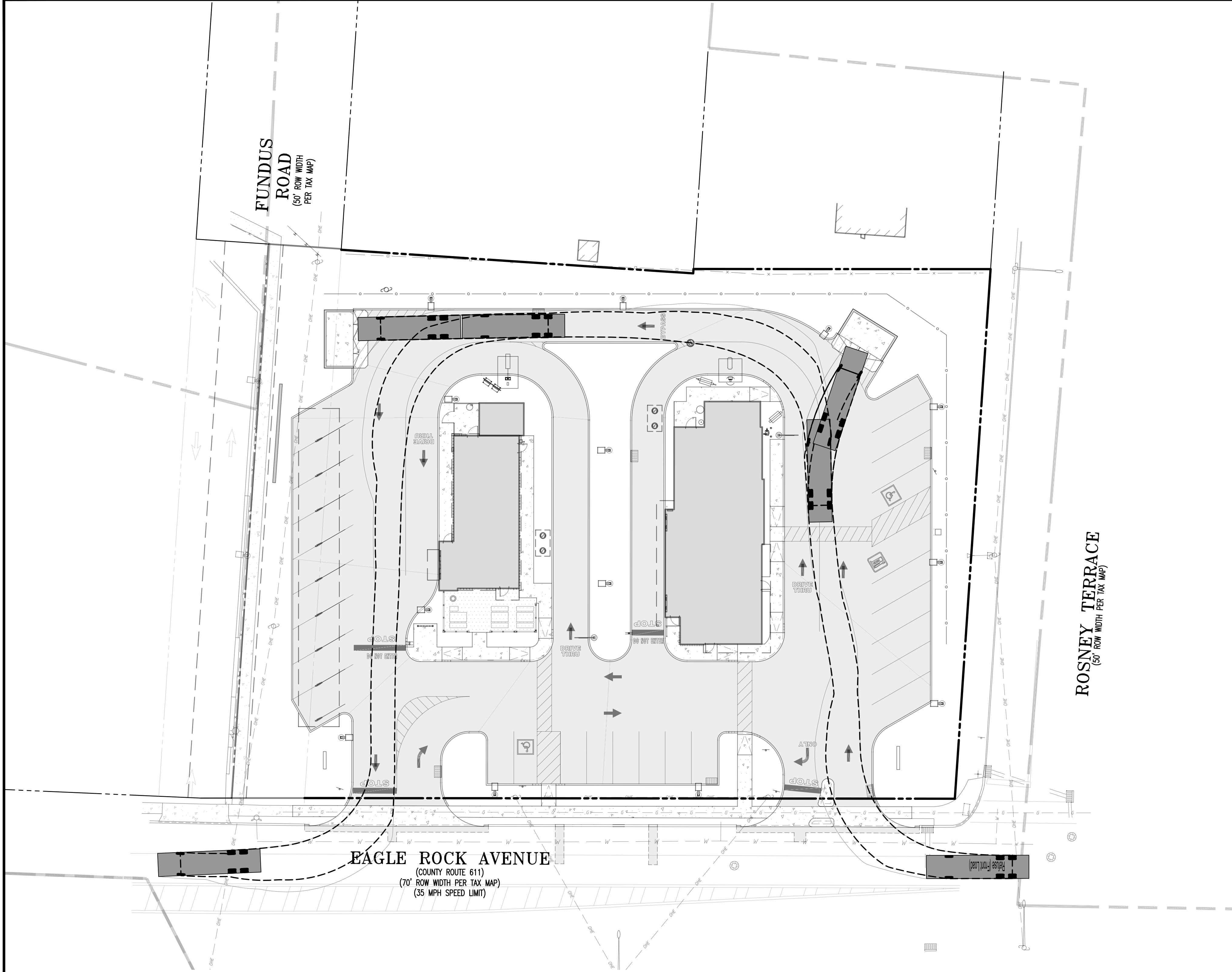


THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY

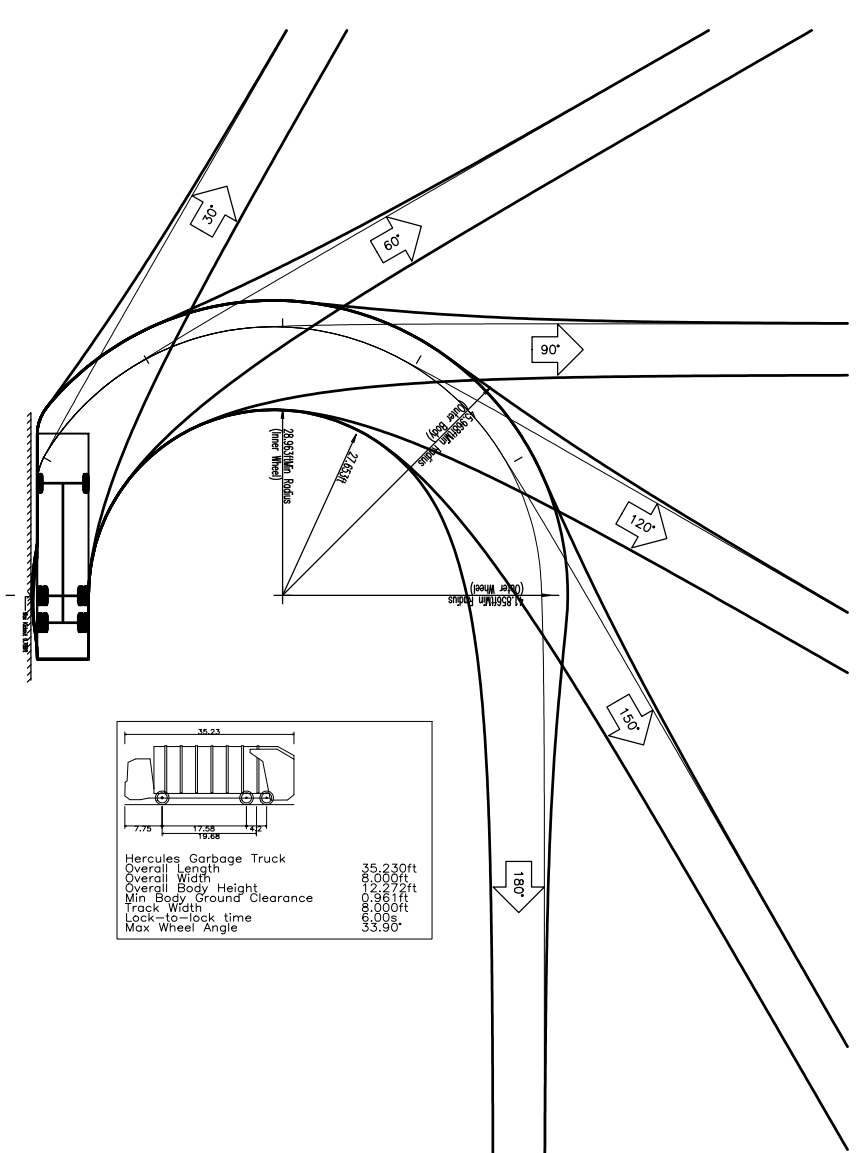
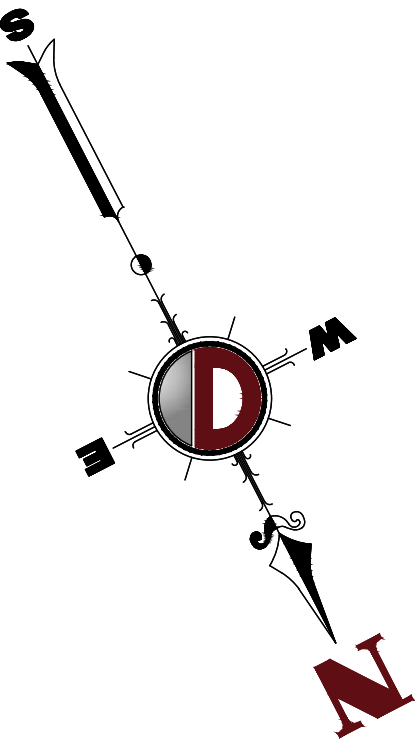


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TITLE: VEHICLE CIRCULATION (WB-50)	
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & SONIC RESTAURANT BLOCK 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1021-99-025 DATE: 11/09/2022 DRAWN BY: NSR DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: -
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
ALL STATES REQUIRE NOTIFICATION OF CHANGES, REVISIONS, OR NEW DESIGN. PREPARED TO SIGNER THE DESIGNER'S OFFICE NUMBER, IN WRITING. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	
SHEET No: 18 OF 20 Rev. # 3	

Plotted: 07/07/23 - 2:28 PM, By: pdrayom, - Product Ver: 24.2s (LMS Tech)
File: P:\BCEPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange\DWG\Site Plans\0102199025SV3.dwg, ----> 19 VEHICLE CIRCULATION (TRASH TRUCK)



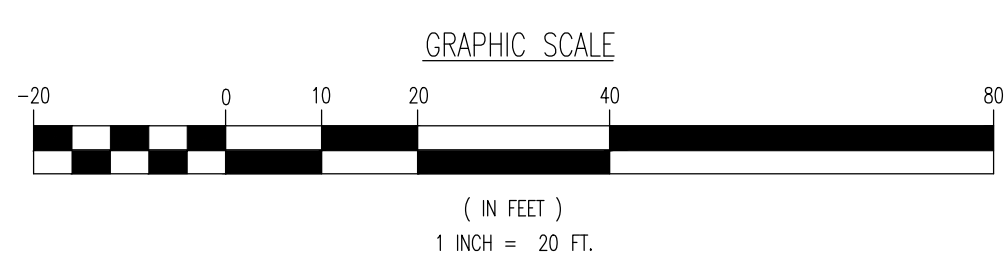
THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



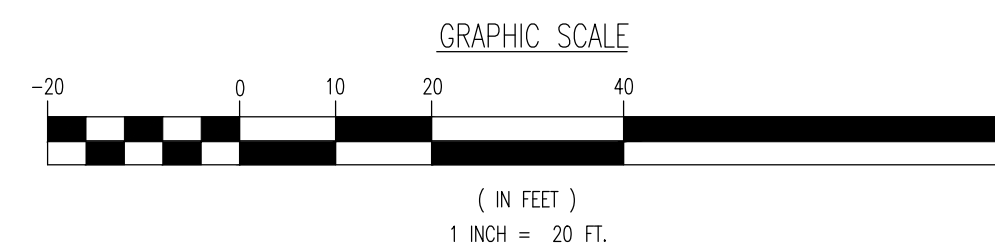
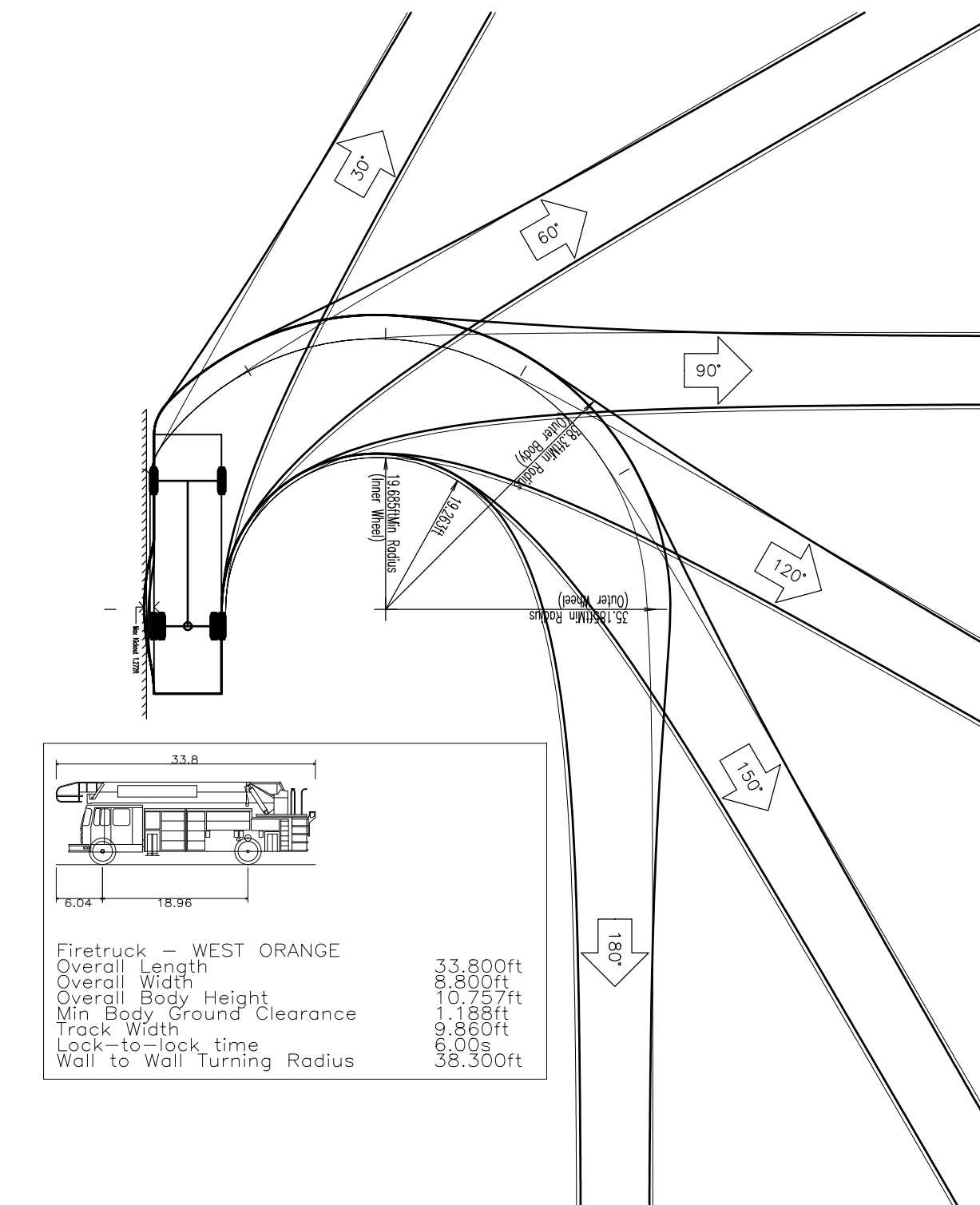
ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)

EAGLE ROCK AVENUE
(COUNTY ROUTE 611)
(70' ROW WIDTH PER TAX MAP)
(35 MPH SPEED LIMIT)

FUNDUS ROAD
(50' ROW WIDTH PER TAX MAP)



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TITLE: VEHICLE CIRCULATION (TRASH TRUCK)			
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & SONIC RESTAURANT		JOB No: 1021-99-025 DATE: 11/09/2022	
BLOCK 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		DRAWN BY: PSD DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: -	
SHEET No: 19 OF 20		Rev. # 3	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	
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