

PRELIMINARY & FINAL SITE PLAN
FOR
606 MOUNT PLEASANT AVENUE
TAX LOT 15.04 - BLOCK 170
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200 FT:

Subject Property (I)						
Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State ZipCode
170	15.04		606 MT. PLEASANT AVENUE	CIOTABELLO, ROBERT & RACHEL	739 BLOOMFIELD AVE, PMB351	WEST CALDWELL, NJ 07006

List of adjoining features) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (IS)						
Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State ZipCode
170	15		608 MT. PLEASANT AVENUE	NUNEZ, CHRISTIAN & RODRIGUEZ, MARLEN	608 MOUNT PLEASANT AVE	WEST ORANGE, NJ 07052
170	15.01		602 MT. PLEASANT AVENUE	LABARDY, LISLY & PRESUMAR, JEANNINE	602 MT. PLEASANT AVE	WEST ORANGE, NJ 07052
170	15.02		604 MT. PLEASANT AVENUE	SICKLES, CLARK E	604 MT. PLEASANT AVE	WEST ORANGE, NJ 07052
170	15.05		612 MT. PLEASANT AVENUE	612 MOUNT PLEASANT AVE ASSOC	612 MOUNT PLEASANT AVE	WEST ORANGE, NJ 07052
170	17		MT. PLEASANT AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ 07052
170.02	5.01		620 MOUNT PLEASANT AVENUE	TOWN OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ 07052
172.25	12		14 MANGER ROAD	SOSA, JOSE E. & PIACENZA, D.	14 MANGER RD	WEST ORANGE, NJ 07052
172.25	13		12 MANGER ROAD	ROSENFELD, ROBERT M	12 MANGER RD	WEST ORANGE, NJ 07052
172.25	14		10 MANGER ROAD	JEAN-BAPTISTE, PATRICK & MIRANDA, NEYSA	10 MANGER ROAD	WEST ORANGE, NJ 07052
172.25	15		8 MANGER ROAD	CUSTODIO, JONATHAN & EVELYN	8 MANGER ROAD	WEST ORANGE, NJ 07052
172.25	25		595 MT. PLEASANT AVENUE	SOPRANO, DENNIS & ANNMARIE	595 MT. PLEASANT AVENUE	WEST ORANGE, NJ 07052
172.25	27		597 MT. PLEASANT AVENUE	FULTON, JOHN & DAWN ADAMS	597 MT. PLEASANT AVE	WEST ORANGE, NJ 07052
172.25	27.01		MT. PLEASANT AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ 07052
172.25	28		613 MT. PLEASANT AVENUE	GREENE, MARC	613 MT. PLEASANT AVE	WEST ORANGE, NJ 07052
172.25	28.01		601 MT. PLEASANT AVENUE	SAADE, RAUL & MABEL	601 MT. PLEASANT AVE	WEST ORANGE, NJ 07052

PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

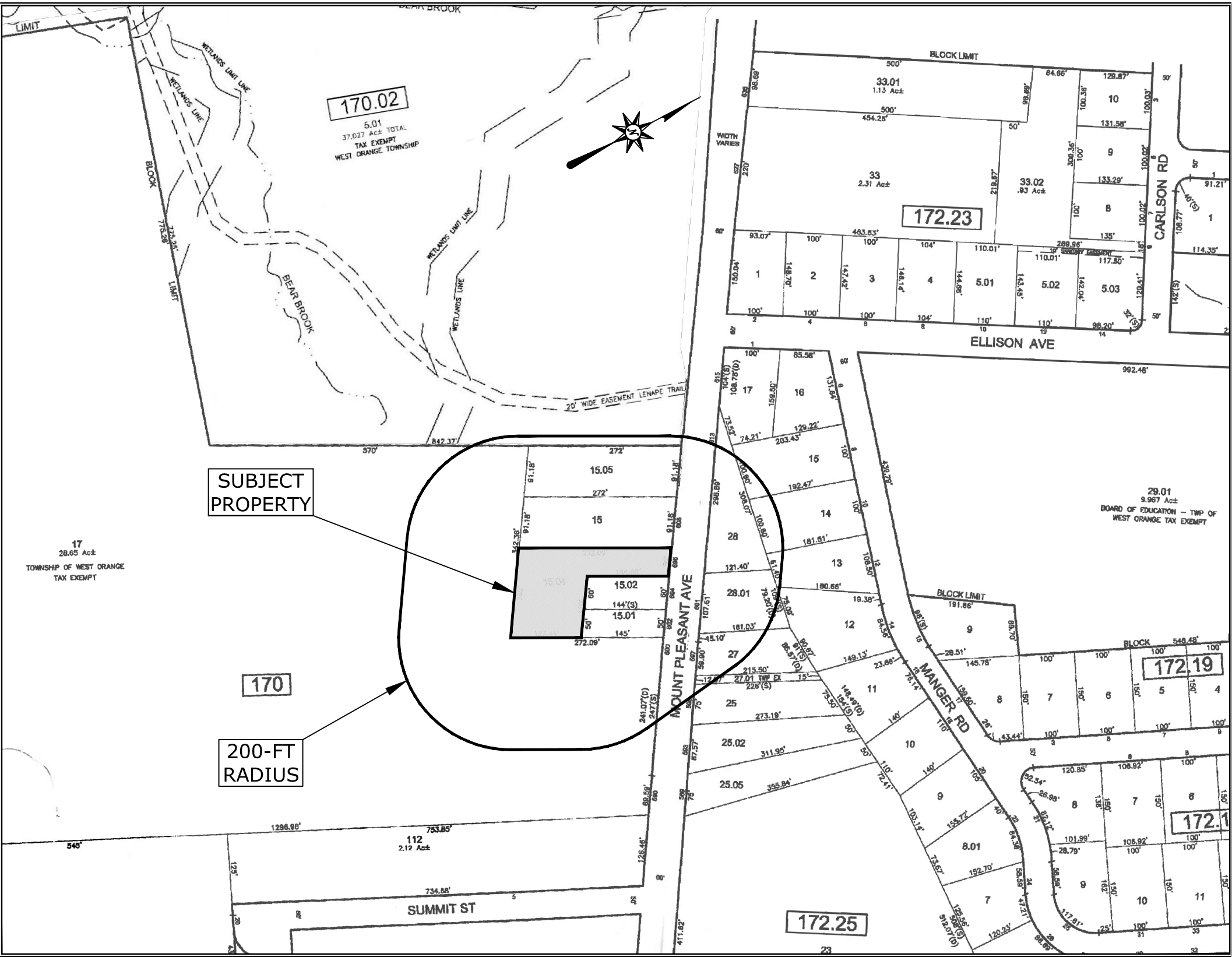
Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052



SITE LOCATION MAP

SCALE: 1" = 200'

GENERAL NOTES:

- THE PROPERTY IS KNOWN AND DESIGNATED AS TAX LOT 15.04 WITHIN BLOCK 170, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 110 AND CONTAINING APPROXIMATELY 0.628 ACRES (27,338.25 SF). THE SUBJECT PROPERTY IS SITUATED WITHIN THE R-2, ONE-FAMILY RESIDENTIAL ZONE DISTRICT.
- THE APPLICATION PROPOSES TO CONTINUE THE RESIDENTIAL USE ON THE SUBJECT PROPERTY IN ADDITION TO PROPOSING THE USE OF THE REMAINDER OF THE PROPERTY AS A LANDSCAPING CONTRACTORS YARD. THERE WILL BE NO OFFICES FOR THE LANDSCAPING BUSINESS AND WILL BE STRICTLY FOR STORAGE OF MATERIALS AND EQUIPMENT; WHILE THE DWELLING THAT REMAINS WILL BE FOR THE RESIDENTIAL PURPOSES ONLY AS PERMITTED WITHIN THE R-2 ZONING DISTRICT.
- THE APPLICATION PROPOSES TO HAVE A COMMERCIAL USE, IN ADDITION TO THE RESIDENTIAL USE, ON THE SAME PROPERTY, WHEREAS THE R-2 ZONE DISTRICT DOES NOT PERMIT MORE THAN ONE PRINCIPAL USE ON THE LOT AND DOES NOT PERMIT COMMERCIAL USES; THEREFORE, REQUIRING A USE VARIANCE.
- THE APPLICATION REQUIRES VARIANCE RELIEF FOR THE EXPANSION OF THE IMPERVIOUS COVERAGE, AND FOR OFF-STREET PARKING AND LOADING, AS ALL SPACES WITHIN PARKING AREAS WILL NOT BE MARKED BUT CLEARLY DELINEATED AS AREAS ON THE PLANS, AND OFF-STREET TRUCK PARKING SPACES SHALL BE SUITABLY PAVED, ETC.
- THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING AN ENVIRONMENTAL IMPACT STATEMENTS, SINCE THE PROPERTY IS PREVIOUSLY DEVELOPED.
- THE PLANS HAVE BEEN PREPARED FOR PURPOSES OF PROVIDING SITE IMPROVEMENTS AS IT RELATES TO OVERALL VEHICULAR ACCESS, PARKING & STORAGE OF EQUIPMENT, PEDESTRIAN ACCESS, LANDSCAPING, ETC.
- THERE ARE NO BUILDING SERVICES PROPOSED WITH THIS APPLICATION. THE EXISTING BUILDING UTILITY SERVICES WILL REMAIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING BUILDING SERVICE LATERALS. ANY UPGRADES OR REPLACEMENT OF SERVICES WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDERS AS NECESSARY.
- THE APPLICANT/CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL ROAD OPENING PERMITS, BUILDING PERMITS, TREE REMOVAL PERMITS, UTILITY PERMITS, ETC. AS DEEMED NECESSARY BY THE JURISDICTIONAL AGENCIES THAT MAY INCLUDE BUT NOT LIMITED TO THE TOWNSHIP OF WEST ORANGE, THE COUNTY OF ESSEX, THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT, AND ANY/ALL UTILITY PROVIDERS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.

OWNER:

ROBERT & RACHEL CIOTTARIELLO
2 LEEDS AVENUE
PINE BROOK, NJ 07058

APPLICANT:

CREATIVE CONCEPTS LANDSCAPING
P.O. BOX #6004
WEST CALDWELL, NEW JERSEY 07007

ZONING COMPLIANCE:

ZONE DATA

ZONE: R-2 (ONE-FAMILY RESIDENTIAL ZONE DISTRICT)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	27,338.25 SF (EV)	NO CHANGE
MIN. LOT WIDTH	125 FT	49.48 FT (EV)	NO CHANGE
MIN. FRONT YARD	35 FT	66.58 FT	NO CHANGE
MIN. SIDE YARD	20 FT	12.91 FT (W) (EV)	NO CHANGE
		7.27 FT (E) (EV)	NO CHANGE
MIN. REAR YARD	45 FT	153.87 FT	NO CHANGE
MAX. BLDG. HEIGHT	35 FT / 2-1/2 STORIES	25.56 FT / 2 STORIES	NO CHANGE
MAX. BLDG. COVERAGE	20%	8.42 % (2,302.50 SF)	NO CHANGE
MAX. LOT COVERAGE	30%	79.82% (EV)	87.46 % (PV)
MIN. SPACE BETWEEN BLDGS.	15 FT	113.85 FT (DWLG TO GRG)	NO CHANGE
MIN. SIDE YARD (ACCESSORY)	20 FT	GRG: 76.31 FT (N)	NO CHANGE
		GRG: 30.32 FT (W)	NO CHANGE
		GRG: 94.99 FT (E)	NO CHANGE
MIN. REAR YARD (ACCESSORY)	5 FT	GRG: 15.14 FT	NO CHANGE
(EV)	EXISTING VARIANCE		
(PV)	PROPOSED VARIANCE		

PARKING REQUIREMENT:

2.5 SPACES PER 4-BEDROOM APARTMENT = 2.5 SPACES

= 3 TOTAL PARKING SPACES

PARKING PROVIDED:

3 STANDARD PARKING SPACES

= 3 TOTAL PARKING SPACES

BUILDING/LOT COVERAGE BREAKDOWN TABLE

	EXISTING	PROPOSED
BUILDING COVERAGE:		
DWELLING	1,211.20 SF	1,211.20 SF
GARAGE	743.11 SF	743.11 SF
AWNING	348.19 SF	0 SF
TOTAL BUILDING COVERAGE	2,302.50 SF	1,954.31 SF (-348.19 SF)
LOT COVERAGE:		
BUILDING COVERAGE	2,302.50 SF	1,954.31 SF
ASPHALT DRIVEWAY	4,352.30 SF	3,948.38 SF
BROKEN ASPHALT/GRAVEL AREAS	13,148.47 SF	---
DECORATIVE STONE AREAS	777.85 SF	777.85 SF
REMAINS OF CONCRETE WALL/BROKEN ASPHALT/GRAVEL AREAS	429.93 SF	---
CONCRETE PADS/STEPS	744.00 SF	744.00 SF
WALLS/BINS	65.06 SF	484.94 SF
STONE YARD	---	16,001.75 SF
TOTAL LOT COVERAGE	21,820.11 SF	23,911.23 SF (+2,091.12 SF)

DRAWING INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE CLEARING, DEMOLITION, & SOIL EROSION & SEDIMENT CONTROL PLAN
4	SITE PLAN
5	GRADING PLAN
6	CONSTRUCTION DETAILS PLAN

ZONING BOARD APPROVAL

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

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

NOTICE— THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF M.E.A., LLC. COPYRIGHT 2023 MARUCCI ENGINEERING ASSOCIATES, LLC ALL RIGHTS RESERVED				N O N E  HORIZONTAL: N.T.S. GRAPHIC SCALE IN FEET							
1	07/25/2023	REVISED PER BOARD ENGINEER & PUBLIC HEARING COMMENTS									
REVISION NO.	DATE	REVISION									

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

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

PRELIMINARY & FINAL SITE PLAN

COVER SHEET
606 MOUNT PLEASANT AVENUE
BLOCK 170 - LOT 15.04

TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

		PROJECT NO 21-18	DATE 08/16/2021
ANTHONY MARUCCI		DRAWN BY RM	DESIGNED BY RM
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573		SCALE N.T.S.	CHECKED BY AM
PROFESSIONAL PLANNER, N.J. LIC. No. 2124		SHEET NO. 1	of 6



SURVEY NOTES:

- EXISTING CONDITIONS PLAN BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY FOR LOT 15.04, BLOCK 170, A.K.A. 606 MOUNT PLEASANT AVENUE, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY PREPARED BY DMC ASSOCIATES INC., CONSISTING OF ONE (1) SHEET DATED DECEMBER 2, 2010; LAST REVISED MAY 10, 2016.
- EXISTING CONDITIONS PLAN HAS BEEN PROVIDED IN ELECTRONIC AUTOCAD FORMAT TO MARUCCI ENGINEERING FROM THE APPLICANT/OWNER DISTRIBUTED BY THE PRIOR ENGINEERING COMPANY, LT ENGINEERING, ETC.
- THIS MAP IS INTENDED FOR USE BY ONLY THOSE PARTIES TO WHOM IT IS CERTIFIED AND SHALL BE DEEMED INVALID UNLESS AFFIXED WITH A RAISED SEAL.
- VERTICAL DATUM IS ASSUMED AND CONTOUR INTERVALS SHOWN ARE 2-FT; LOT AREA = 27,338.25 ± SQ.FT.
- UTILITIES SHOWN ARE BASED ON SURFACE EVIDENCE ONLY. SUBSURFACE UTILITIES ARE NOT SHOWN. THE SURVEYOR TAKES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES.
- LOCATION OF SUB-SURFACE IMPROVEMENTS ARE NOT PART OF THIS SURVEY; EXAMPLE: OIL TANKS, SANITARY-SEPTIC AND CESS POOL SYSTEMS, WELLS, GAS LINES, SEWER LATERALS, WATER MAINS, ETC.
- RIPARIAN CLAIMS, RIPARIAN RIGHTS AND CONVEYANCE MAP WERE NOT REVIEWED OR CONSIDERED PART OF THIS SURVEY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE OR ON RECORD AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
- WETLANDS LOCATION ARE NOT CONSIDERED PART OF CONTRACTUAL OBLIGATIONS OR PART OF THIS SURVEY.

© COPYRIGHT - This drawing is the property of Marucci Engineering Associates, LLC. It is subject to copyright laws and shall not be used or copied without express written permission.
CAUTION: If this document does not contain a raised embossed seal of the professional under-signed, it is not an authorized original document.

NOTICE—
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.
THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF M.E.A., LLC.
COPYRIGHT 2023 MARUCCI ENGINEERING ASSOCIATES, LLC ALL RIGHTS RESERVED

30 0 30 60
HORIZONTAL: 1"=30'
GRAPHIC SCALE IN FEET

REVISION NO.	DATE	REVISION
1	07/25/2023	REVISED PER BOARD ENGINEER & PUBLIC HEARING COMMENTS

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

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

EXISTING CONDITIONS PLAN

FOR
606 MOUNT PLEASANT AVENUE
BLOCK 170 - LOT 15.04

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

NEW JERSEY

Anthony Marucci
ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO. 21-18	DATE 08/16/2021
DRAWN BY RM	DESIGNED BY RM
SCALE 1"=30'	CHECKED BY AM
SHEET NO. 2	of 6

HUDSON-ESSEX-PASSAIC (H.E.P.) SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

SOIL EROSION AND SEDIMENT CONTROL NOTES
(To be included on the signed erosion control plan sheet)

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control", 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
2. Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent revegetation is established.
3. **Seeding Dates:** The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPCSD: Spring - 3/1-5/15 and Fall - 8/15 - 10/1
4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
6. Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email - INFORMATION@HEPCSD.ORG
9. **The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency.** Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the revegetation measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is required, as per the Standards for Topsoiling and Land Grading, effective December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2 - 1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
15. **The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. "New owners" information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

<http://hepcsdnj.org>
HEPCSD251SECONOTES_THEDREV2017.DOC

DUST CONTROL NOTES

The following methods should be considered for controlling dust:

Mulches - See Standard for Stabilization with Mulches Only (pg. 5-1)

Vegetative Cover - See Standard for Temporary Vegetative Cover (pg. 7-1), Permanent Vegetative Cover for Soil Stabilization (pg. 4-1), and Permanent Stabilization with Sod (pg. 6-1)

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
Antionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polycrylamide (PAM) - spray on Polycrylamide (PAM) - dry spray	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard (pg. 26-1)		
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1200

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 spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling - Site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

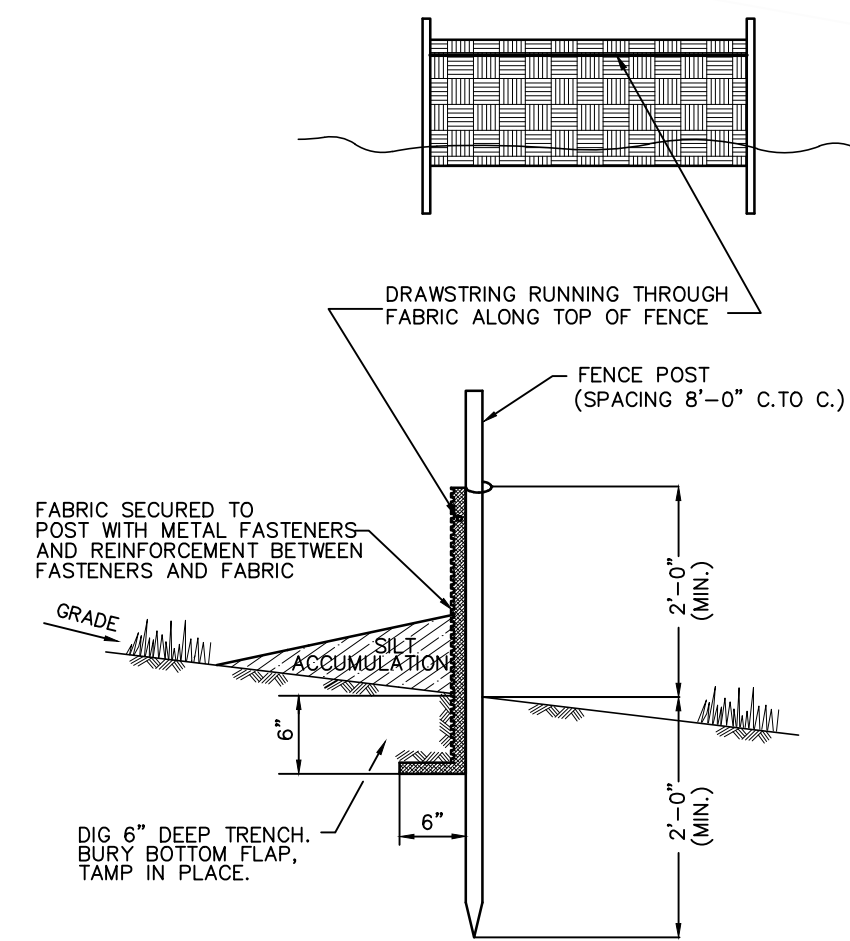
Calcium Chloride - Shall be in the form of loose, dry granulates of flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

Stone - Cover surface with crushed stone or coarse gravel.

SEQUENCE OF CONSTRUCTION

	TIME FRAME (DAYS)
1. INSTALL SOIL EROSION SILT FENCE, INLET PROTECTION, TREE PROTECTION, & STABILIZED CONSTRUCTION ENTRANCE AS PART OF THE S.E.S.C. MEASURES THROUGHOUT THE SITE AS SHOWN ON THE PLAN.	5
2. REMOVE LANDSCAPING/OVERGROWTH THROUGHOUT THE SITE FOR EXCAVATION PREP.	5
3. UTILIZE EXISTING BITUMINOUS DRIVEWAY AS CONSTRUCTION ENTRANCE. ROUGH-GRADE SITE & EXCAVATE FOR NEW FOUNDATION & FOOTINGS. (EXCESS SOIL TO BE REMOVED FROM SITE AS NECESSARY)	15
4. CONSTRUCT FOOTINGS, FOUNDATIONS, & BACKFILL. RETAINING WALL CONSTRUCTION AND ROUGH GRADE SITE & DRIVEWAY/PARKING AREAS.	60
5. BEGIN FINAL GRADING AROUND SITE. CONSTRUCT SIDEWALKS & ASPHALT DRIVEWAYS	30
6. PLANT LANDSCAPING AND GRASS SEED/SOD FOR FINAL STABILIZATION.	5
7. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.	5

NOTE: THE TIME-FRAMES FOR THE ABOVE LISTED SEQUENCE OF CONSTRUCTION COULD OVERLAP WITH OTHER ITEMS LISTED AND OCCUR SIMULTANEOUSLY AS PART OF THE OVERALL PROJECT SCHEDULE.



SILT FENCE
N.T.S.

NOTICE—
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.

THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF M.E.A., LLC.
COPYRIGHT 2023 MARUCCI ENGINEERING ASSOCIATES, LLC ALL RIGHTS RESERVED

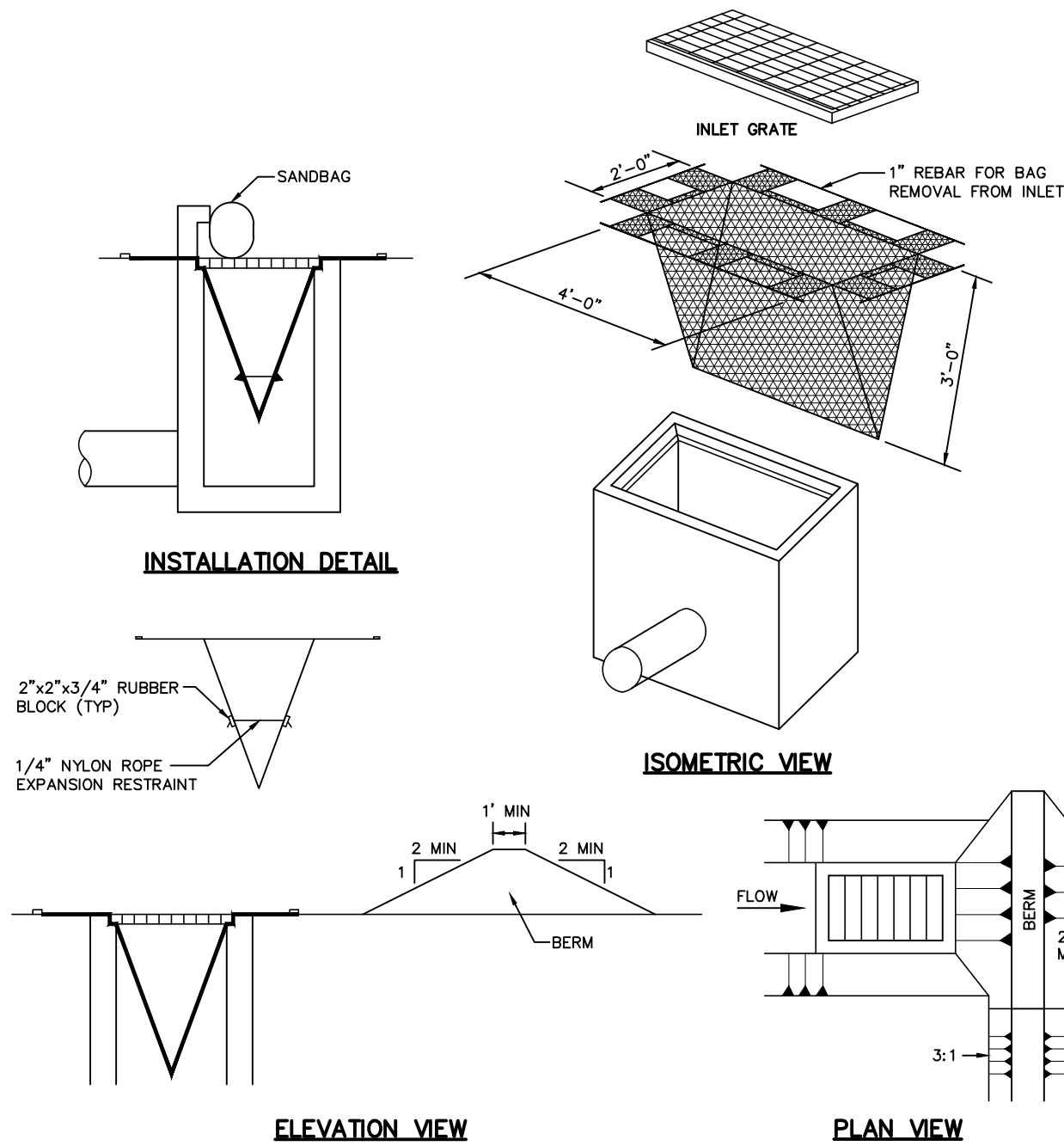
30 0 30 60

HORIZONTAL: 1"=30'
GRAPHIC SCALE IN FEET

REVISION NO.	DATE	REVISION
1	07/25/2023	REVISED PER BOARD ENGINEER & PUBLIC HEARING COMMENTS

SOIL COMPACTION EXEMPTION NOTE:

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION FOR RE-GROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS AN 'URBAN DEVELOPMENT' AND IS DEFINED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (N.J.D.E.P.) AS 'PREVIOUSLY DEVELOPED'.



ELEVATION VIEW

PLAN VIEW

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

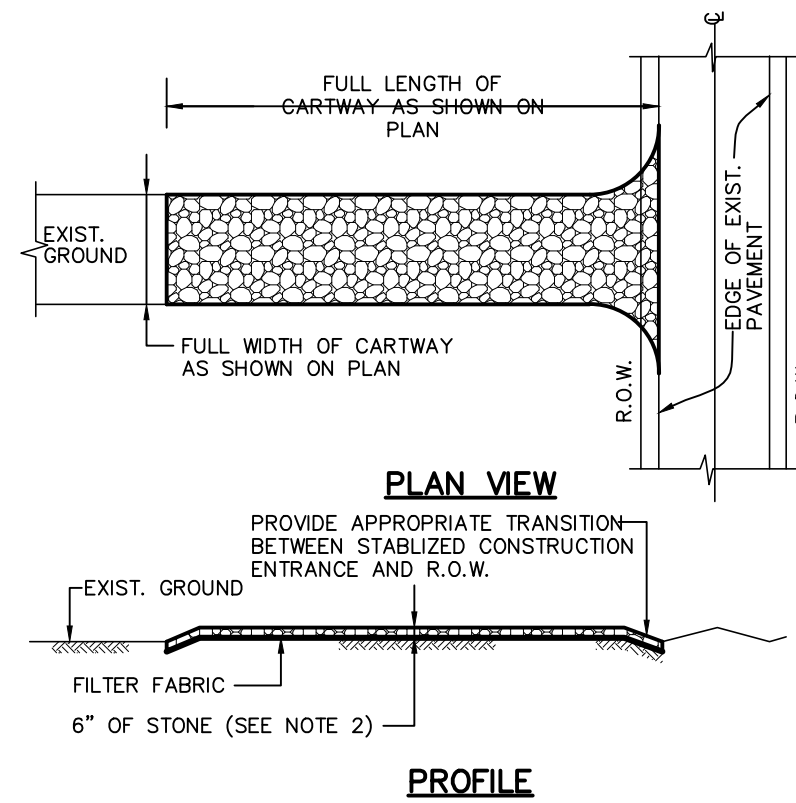
INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION

NOT TO SCALE



PLAN VIEW

PROFILE

NOTES:

1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE ASTM C-33, SIZE No. 2 or 3, CRUSHED STONE.
3. THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6".
4. THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION

ENTRANCE

NOT TO SCALE

MARUCCI ENGINEERING
ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

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

SITE CLEARING, DEMOLITION, & SOIL EROSION & SEDIMENT CONTROL PLAN
FOR

606 MOUNT PLEASANT AVENUE
BLOCK 170 - LOT 15.04

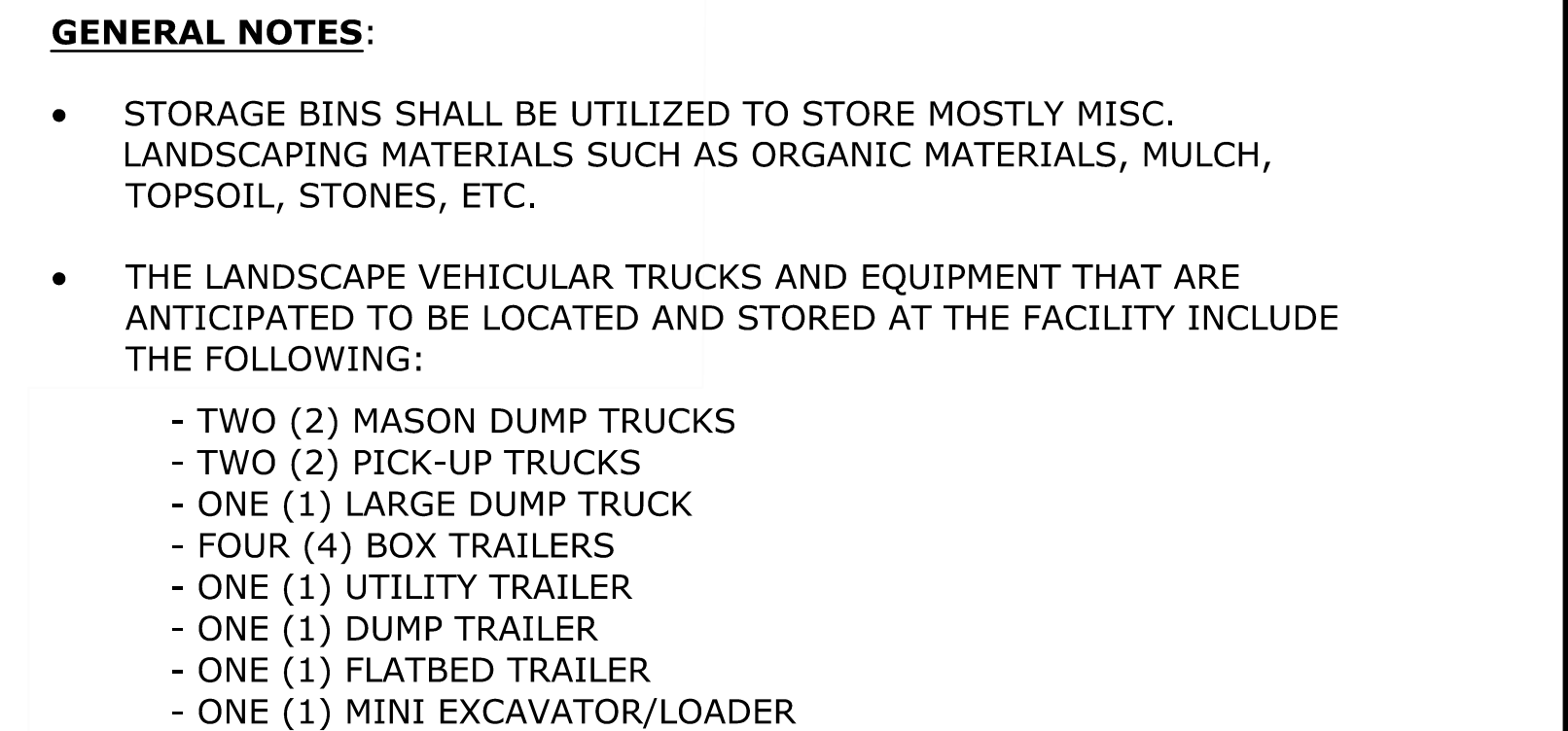
TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

NEW JERSEY

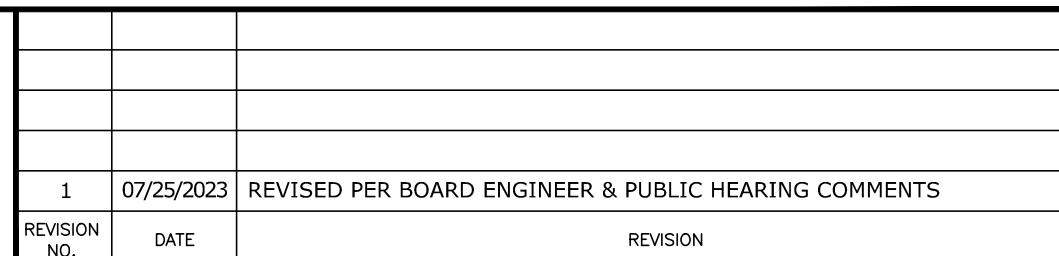
Anthony Marucci
ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. NO. 25573
PROFESSIONAL PLANNER, N.J. LIC. NO. 2124

PROJECT NO. 21-18	DATE 08/16/2021
DRAWN BY RM	DESIGNED BY RM
SCALE 1"=30'	CHECKED BY AM
SHEET NO. 3	OF 6

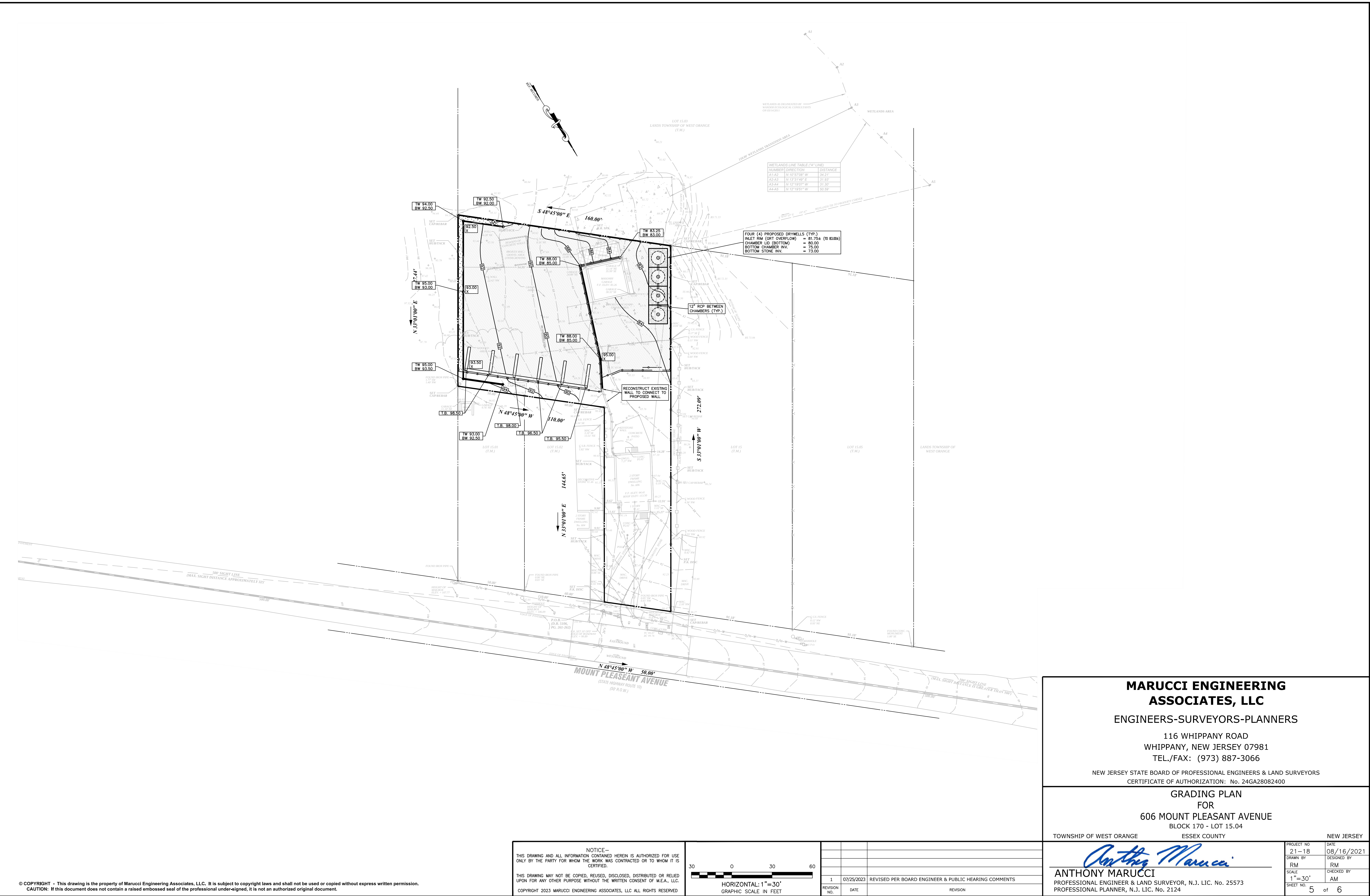


1. THE SUBJECT PROPERTY IN ITS ENTIRETY IS NOT LOCATED WITHIN A FLOOD ZONE.
2. THERE DOES NOT APPEAR TO BE WETLANDS ON THE SUBJECT PROPERTY; OTHER THAN OFF-SITE WETLANDS NOTED HEREON.
3. PREMISES IN AND AROUND DRIVEWAYS AND PARKING AREAS SHALL BE SEEDED AND WHERE POSSIBLE. REFER TO LANDSCAPING PLAN FOR BUSHES AND PLANTINGS, ETC.
4. APPLICANT IS REQUIRED TO OBTAIN ANY AND ALL OTHER GOVERNMENTAL APPROVALS AS MAY BE NECESSARY. THE SITE IS SUBJECT TO ANY AND ALL OTHER AGENCIES HAVING JURISDICTION.
5. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE OR ESSEX COUNTY STANDARDS OR THE APPLICABLE REGULATORY AGENCY.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.
7. A ROAD OPENING PERMIT FROM THE TOWNSHIP/COUNTY MUST BE OBTAINED PRIOR TO ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT-OF-WAYS.
8. THE CONTRACTOR SHALL INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION, IF NECESSARY.
9. THE PROPERTY OWNER IS AWARE OF THEIR RESPONSIBILITY TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE TOWNSHIP AND/OR CONTY RIGHT-OF-WAYS INCLUDING, BUT NOT LIMITED TO, SIDEWALK, CURB AND ASPHALT CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE IMPROVEMENTS ON THE SUBJECT LOT.
10. THE CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES AND UTILITY MAINS IN THE AREA AT ALL TIMES.

NOTICE—
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE
ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS
CERTIFIED.
THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED
UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF M.E.A., LLC
COPYRIGHT 2023 MARUCCI ENGINEERING ASSOCIATES, LLC ALL RIGHTS RESERVED



PROJECT NO 21-18	DATE 08/16/2021
DRAWN BY RM	DESIGNED BY RM
SCALE 1"=30'	CHECKED BY AM
SHEET NO. 4 of 6	



NOTICE—
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE
ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS
CERTIFIED.
THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED
UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF M.E.A., LLC.
COPYRIGHT 2023 MARUCCI ENGINEERING ASSOCIATES, LLC ALL RIGHTS RESERVED

30 0 30 60
HORIZONTAL: 1"=30'
GRAPHIC SCALE IN FEET

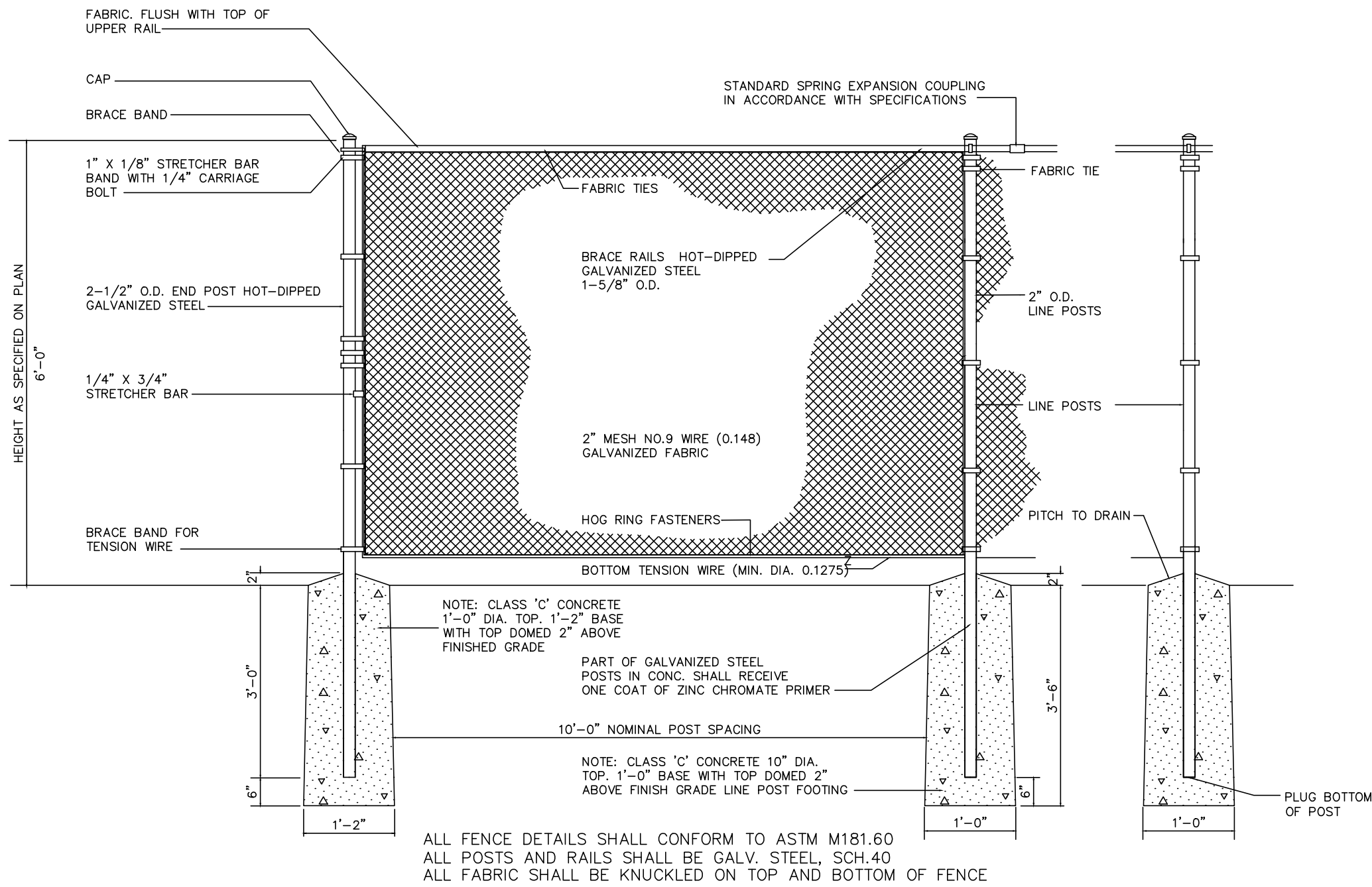
REVISION NO.	DATE	REVISION
1	07/25/2023	REVISED PER BOARD ENGINEER & PUBLIC HEARING COMMENTS

MARUCCI ENGINEERING ASSOCIATES, LLC
ENGINEERS-SURVEYORS-PLANNERS
116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066
NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

GRADING PLAN
FOR
606 MOUNT PLEASANT AVENUE
BLOCK 170 - LOT 15.04
TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY


ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO. 21-18	DATE 08/16/2021
DRAWN BY RM	DESIGNED BY RM
SCALE 1"=30'	CHECKED BY AM
SHEET NO. 5	OF 6

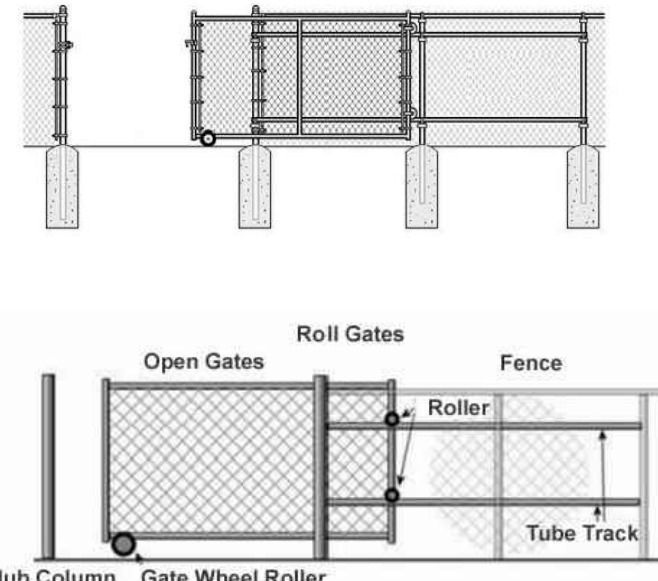


6 FT. HIGH CHAIN LINK FENCE DETAIL
N.T.S.

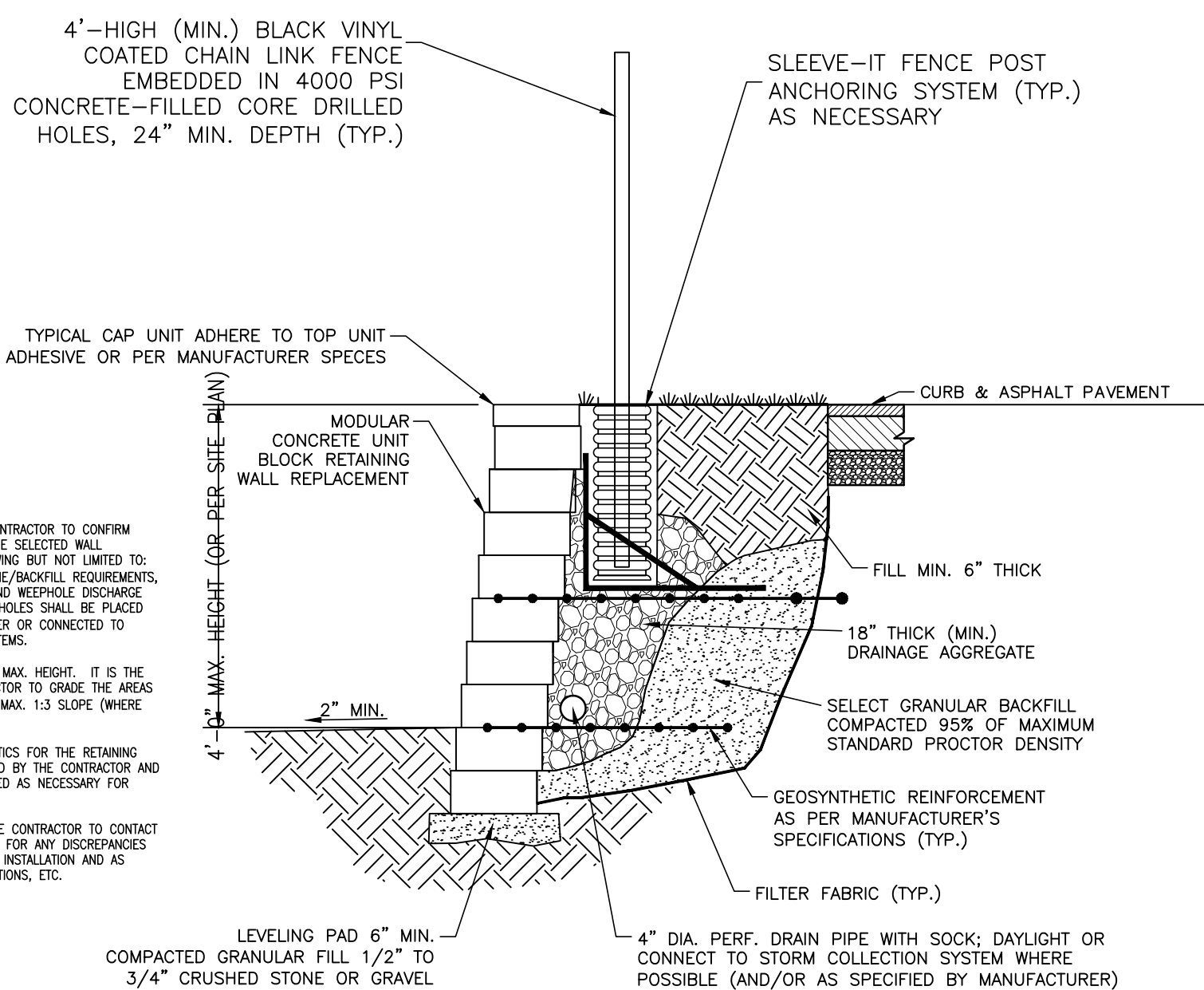
NOTES:
1. CHAIN-LINK FENCE FABRIC, POSTS, RAILS, TIES, BANDS, BARS, RODS, AND OTHER FITTING AND HARDWARE SHALL CONFORM TO AASHTO M 181 AND THE SPECIFICATIONS CONTAINED BELOW:

LOCATION	TERMINAL, CORNER AND GATE	LINE POSTS	RAILS
SPECIFIED DIAMETER (O.D.)	3"	2 1/2"	1 1/2"
ACTUAL OUTSIDE DIAMETER	2.875"	2.375"	1.660"
MINIMUM POST LENGTH	11'-6"	11'-0"	±10'-0"
WALL THICKNESS	0.160"	0.130"	0.111"

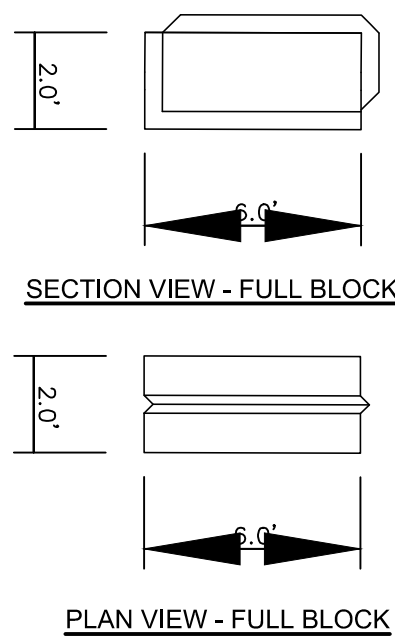
- ALL CHAIN LINK POSTS, RAILS AND FRAMEWORK SHALL BE TYPE SS40, AS MANUFACTURED BY ALLIED TUBE AND CONDUIT OR APPROVED EQUIVALENT.
- BOTTOM OF FENCE IS TO BE NO MORE THAN 1/4" FROM FINISHED GRADE.
- FENCE TO CONTAIN PRIVACY SLATS WHERE NOTED ON THE PLANS. COLOR TO BE SELECTED BY OWNER.
- ENTRY GATE NOTED ON PLANS SHALL BE DETAILED AND PROVIDED BY THE FENCE MANUFACTURER FOR REVIEW/APPROVAL AS PART OF A SHOP DRAWING REVIEW SUBMITTAL BY THE OWNER AND UNDERSIGNED AT TIME OF CONSTRUCTION.
- SLIDING ROLLING GATE DETAILS SHOWN IS FOR SCHEMATIC PURPOSES AND SHALL BE DETAILED BY A MANUFACTURER BY SHOP DRAWING FOR REVIEW AND APPROVAL FOR ALL DESIGN COMPONENTS TO THE STABILITY AND FUNCTIONALITY. THE GATE SHALL BE A 6'-FT HIGH, 14'-FT WIDE SLIDING GATE WITH WHEELS MANUALLY OPENED BY OWNER AT TIME OF ACCES.



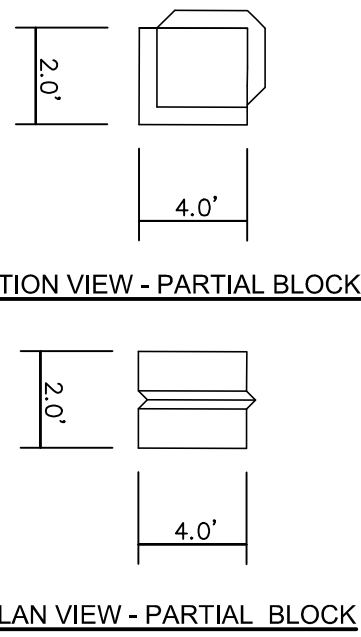
SLIDING GATE DETAILS
NOT TO SCALE



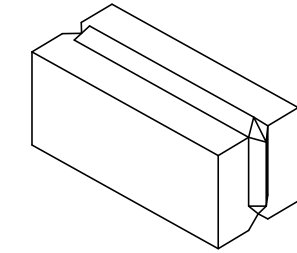
TYPICAL SECTION DETAIL
MODULAR CONCRETE BLOCK RETAINING WALL
& TIMBER GUIDE RAIL DETAIL
NOT TO SCALE



PLAN VIEW - FULL BLOCK



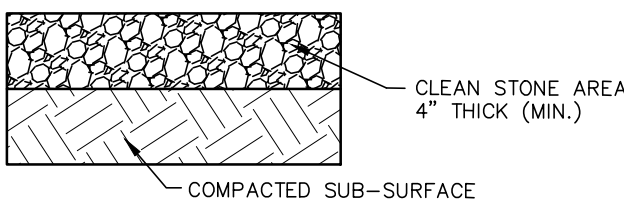
PLAN VIEW - PARTIAL BLOCK



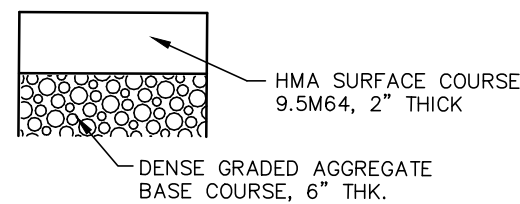
ISOMETRIC VIEW - BIN BLOCK

- GENERAL BIN BLOCK NOTES:
- SUB-GRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - IN THE EVENT THE SUB-GRADE MATERIAL IS NOT ACCEPTABLE, IT MUST BE EXCAVATED TO A DEPTH AT WHICH SUITABLE MATERIAL IS FOUND AND REPLACED WITH A GRANULAR MATERIAL.
 - FINISHED SHOULD BE UNIFORM IN ALL DIRECTIONS.
 - ALL WALLS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES GUIDELINES.
 - FILL MATERIAL BEHIND WALLS SHALL BE PLACED IN MAXIMUM LIFTS OF 8", TEMPORARY SHORING OF BIN BLOCKS MAY BE REQUIRED DURING BACKFILL OPERATIONS.

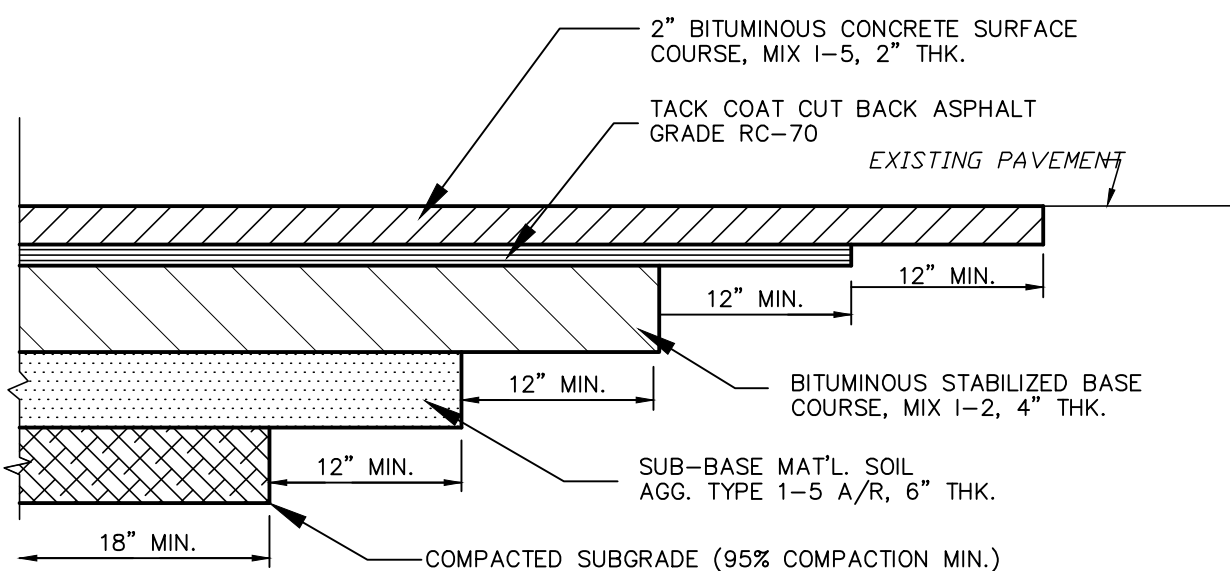
BIN BLOCK DETAIL
N.T.S.



STONE YARD SECTION
N.T.S.

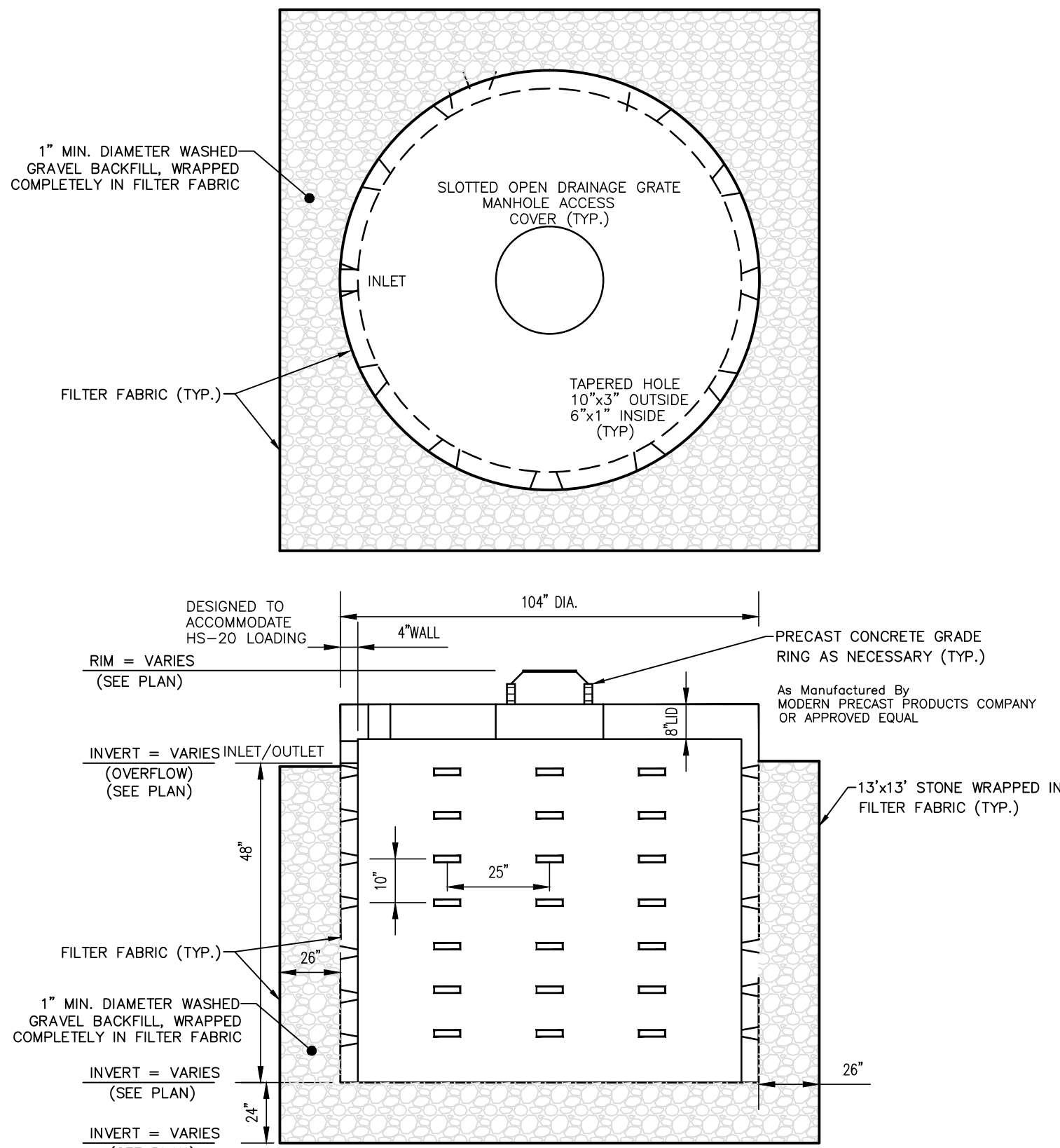


DRIVEWAY SECTION
N.T.S.



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

TYPICAL ON-SITE PAVEMENT
SECTION/SAWCUT DETAIL
NOT TO SCALE



INFILTRATION/DRYWELL DETAIL
NOT TO SCALE

INFILTRATION/DRYWELL CALCULATION SUMMARY:

INFILTRATION/DRYWELL STORAGE VOLUME CALCULATIONS:

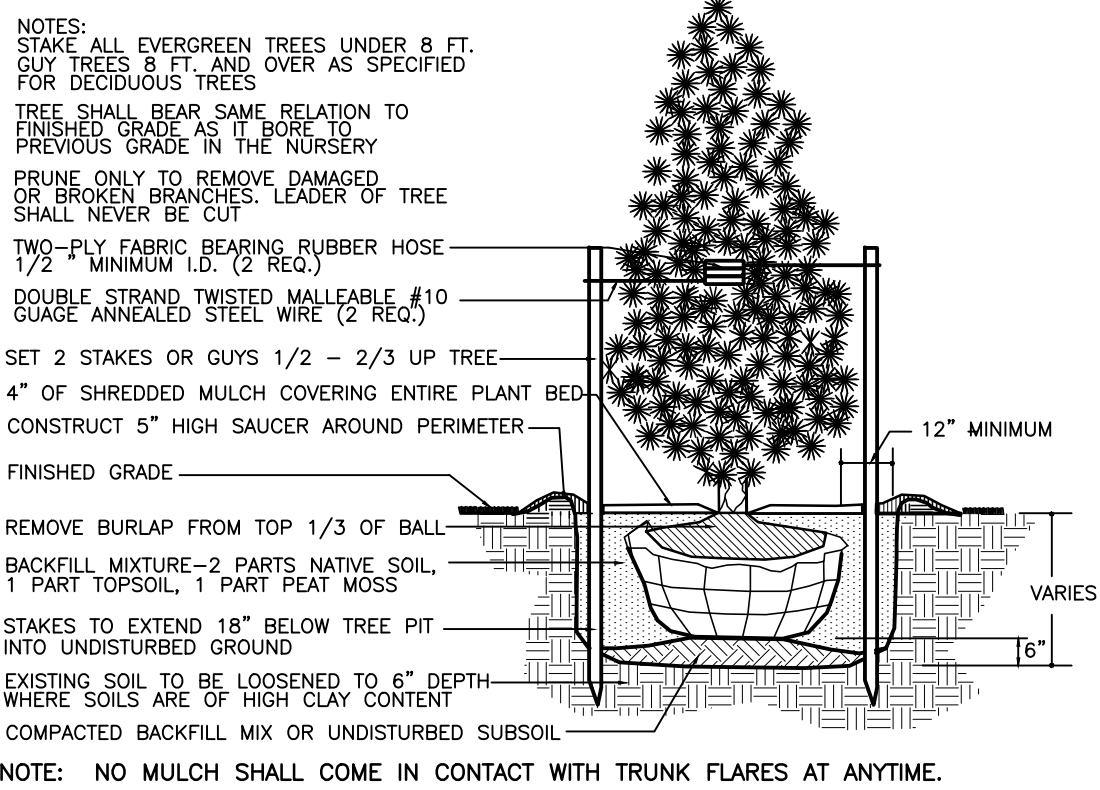
- 8'-0" DIAMETER RING = 50.2 SF INTERIOR (59.0 SF OUTSIDE WALL)
- SEEPAGE PIT AREA = 13' x 13' = 169 SF
- STONE BOTTOM AREA = 169 SF x 2' x 0.40 VOIDS = 135.2 CF
- STONE SIDES AREA: 169 SF - 59.0 SF = 110.0 SF
 - 110.0 x 0.40 = 44.0 SF
- SEEPAGE PIT STORAGE = (50.2 SF + 44.0 SF) x 4' = 376.8 CF + 135.2 CF = 512.0 CF

TOTAL DRYWELL STORAGE VOLUME:

- 4 DRYWELLS x 512.0 CF = 2,048.0 CF STORAGE PROVIDED

FENCED STORAGE YARD FACILITY SURFACE RUNOFF DRYWELL STORAGE:

- TOTAL APPROX GRAVEL PARKING AREA TO BE COLLECTED
 - AREA: 12,000.0± SF
- DETENTION STORAGE REQUIRED: 2" RAINFALL OVER NET AREA
 - 2" (0.167") x 12,000 SF = 2,000.0 = 2,000 CF
- DETENTION STORAGE PROVIDED: 2,048.0 CF (SEE STORAGE VOLUME CALCULATIONS)
- 2,048 CF (STORAGE PROVIDED) > 2,000 CF (STORAGE REQUIRED)



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

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

CONSTRUCTION DETAILS PLAN

FOR
606 MOUNT PLEASANT AVENUE
BLOCK 170 - LOT 15.04

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

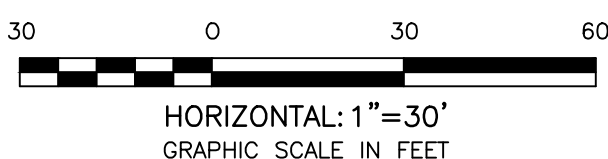
NEW JERSEY

Anthony Marucci
ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO. 21-18	DATE 08/16/2021
DRAWN BY RM	DESIGNED BY RM
SCALE 1"=30'	CHECKED BY AM
SHEET NO. 6	of 6

NOTICE—
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.

THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF M.E.A., LLC.
COPYRIGHT 2023 MARUCCI ENGINEERING ASSOCIATES, LLC ALL RIGHTS RESERVED



REVISION NO.	DATE	REVISION
1	07/25/2023	REVISED PER BOARD ENGINEER & PUBLIC HEARING COMMENTS