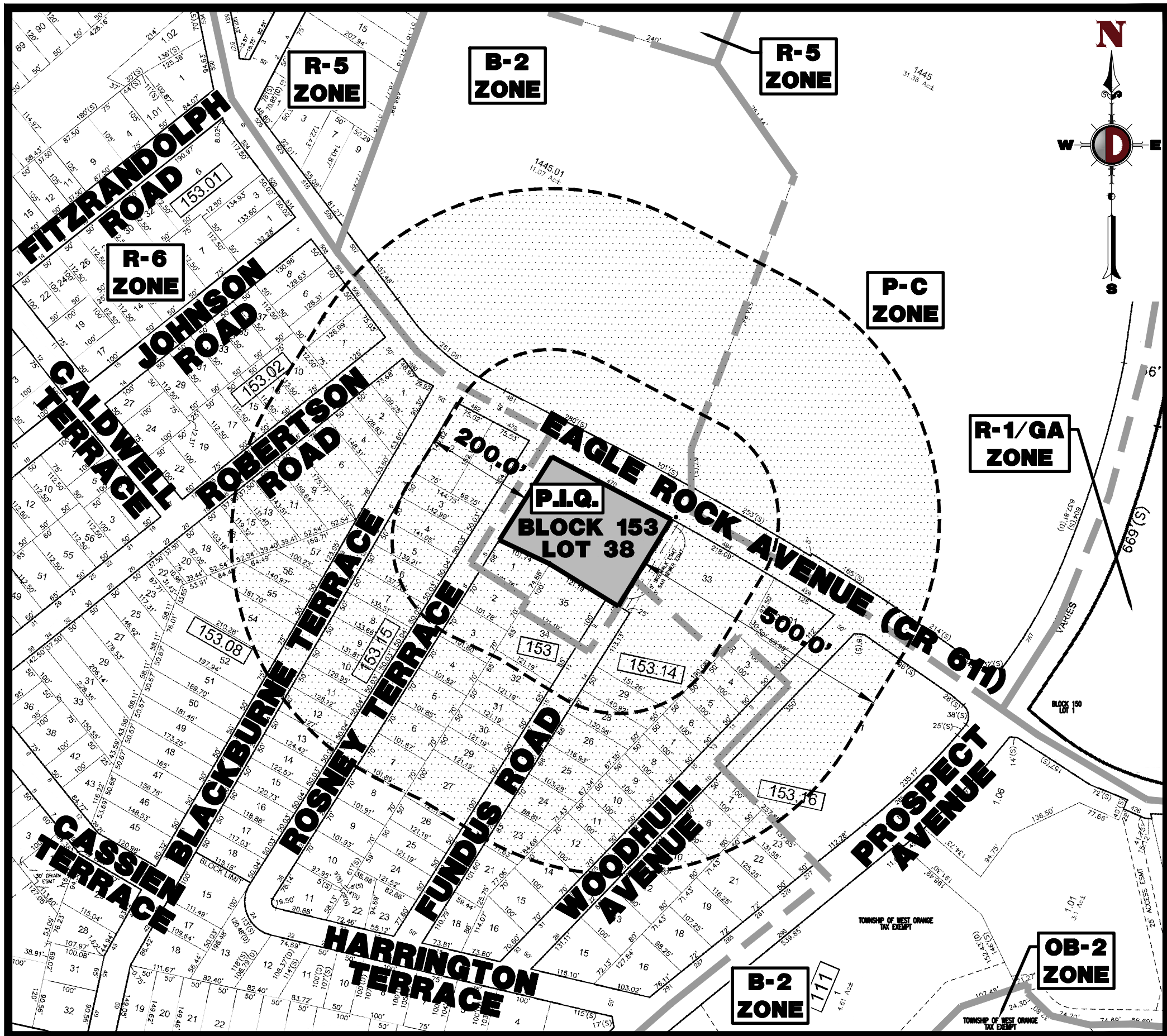


PRELIMINARY AND FINAL SITE PLAN
FOR
ORANGE DEV, LLC
PROPOSED POPEYES RESTAURANT & SONIC RESTAURANT
BLOCK 153, LOT 38; TAX MAP SHEET #84 - LATEST REV. DATED 08-01-2011
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

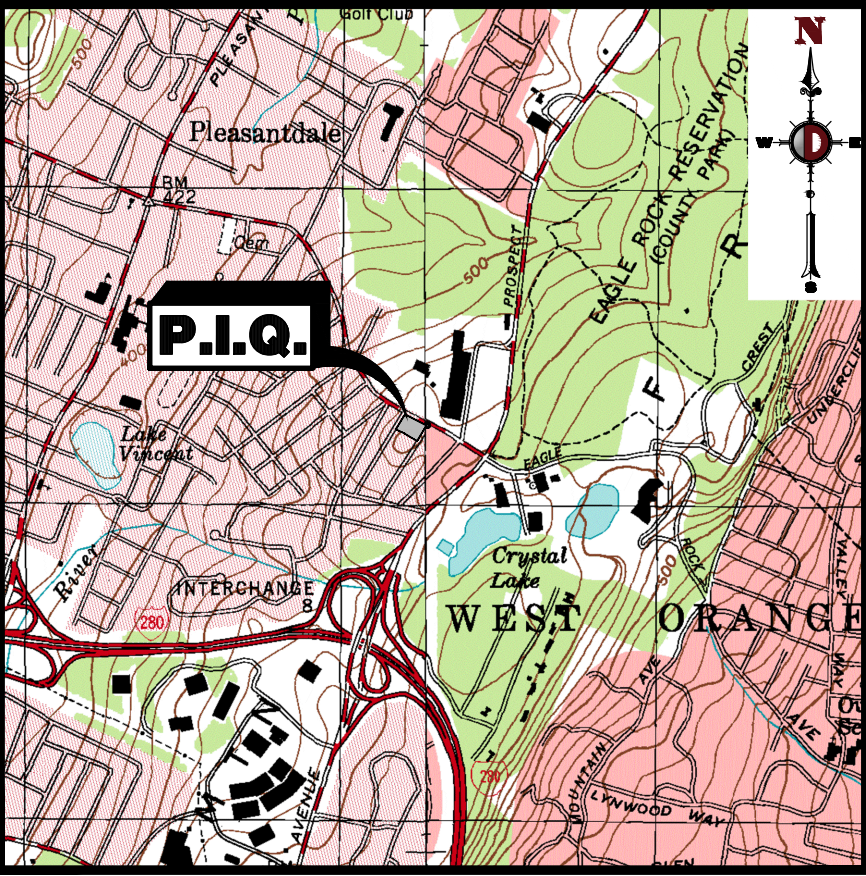
200' PROPERTY OWNERS LIST

Table with 6 columns: PROPERTY OWNER, BLOCK, LOT, PROPERTY OWNER, BLOCK, LOT. Lists property owners for Block 153, including West Orange Plaza, Mayfair Farms Holding Corp, Ismail, Hussein, Thomas, Shibu, Bose, Jean-Luc & Bank, Margaret, Altunkaya, Emrah & Figen, Prince, Christina M, Wright, Barry N. & Helen, ZG Real Estate LLC, Catalano, Gaetano, Diaz, Bertha, Abdolaziz, Hossain & Ahmed, Jihan, White, Marquis & Sandra L, Lorenzana, Rosemarie & Angelo.

ALSO TO BE NOTED:
PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, 16B
NEWARK, NJ 07102
NEW JERSEY AMERICAN WATER COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078
COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083
VERIZON
1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07920-1025
TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX

Table with 2 columns: Drawing Title, Sheet Number. Lists drawing titles such as COVER SHEET, AERIAL MAP, GENERAL NOTES, DEMOLITION AND TREE REMOVAL PLAN, SITE PLAN, GRADING PLAN, DRAINAGE PLAN, UTILITY PLAN, LANDSCAPE PLAN, LIGHTING PLAN, SOIL EROSION AND SEDIMENT CONTROL PLAN, CONSTRUCTION DETAILS, VEHICLE CIRCULATION (WB-50), and VEHICLE CIRCULATION (TRASH TRUCK).

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

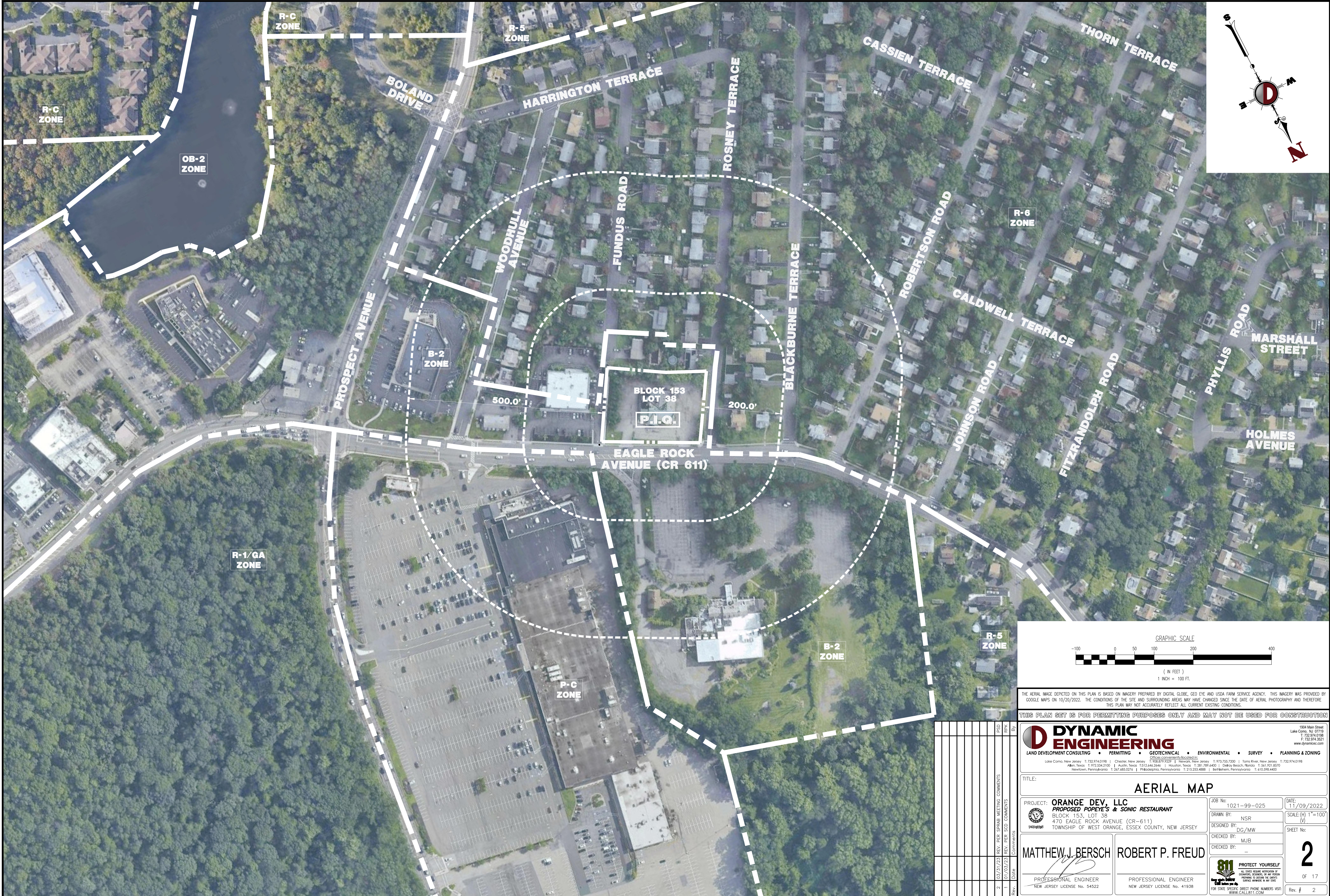
Dynamic Engineering logo and contact information. Project details: ORANGE DEV, LLC, PROPOSED POPEYE'S & SONIC RESTAURANT, BLOCK 153, LOT 38, 470 EAGLE ROCK AVENUE (CR-611), TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY. Drawing by: NSR, DESIGNED BY: DG/MMW, CHECKED BY: MJB. Professional Engineer: MATTHEW J. BERSCH, ROBERT P. FREUD. SHEET No: 1 OF 17.

PLANNING BOARD OF APPROVAL

Table for Planning Board of Approval with columns for APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, CHAIRPERSON, SECRETARY, BOARD ENGINEER, and DATE.

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM

Plotted: 04/06/23 - 12:03 PM, By: greyes, - Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\Data\DEPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange Dwg\Site Plans\102199025S2.dwg, ----> 02 AERIAL MAP



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 10/20/2022. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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

D DYNAMIC
ENGINEERING

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Allen, Texas 1-972.324.2100 | Austin, Texas 1-512.444.2444 | Houston, Texas 1-281.789.4400 | Oakley Beach, Florida 1-561.921.8570
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TITLE: AERIAL MAP	
PROJECT: ORANGE DEV, 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: NSR DESIGNED BY: DG/MMW CHECKED BY: MJB DATE: 11/09/2022 SCALE: (H) 1"=100' (V) SHEET No: 2
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
811 PROTECT YOURSELF ALL STATES REQUIRE REGISTRATION OF GEOTECHNICAL ENGINEERS. IN ANY OTHER STATE, PREPARE TO OBTAIN THE STATE'S OFFICE ADDRESS. IN NJ, 201 FOR STATE-SPONSORED DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	

GENERAL NOTES

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

- BOUNDARY AND TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719
SURVEYOR FILE NO: 1021-99-025S
DATED 05/13/2021
2. APPLICANT: ORANGE DEV, LLC
301 ROUTE 17 NORTH, SUITE 802
RUTHERFORD, NEW JERSEY 07070
3. OWNER: RUTH KRAM FJ ASSOC/KRAMVANT BROTHERS
71 VALLEY STREET, 2ND FLOOR
SOUTH ORANGE, NJ 07079
4. PARCEL DATA: BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ
5. ZONE: GENERAL BUSINESS ZONE (B-2 ZONE)
6. EXISTING USE: RESTAURANT (PERMITTED USE) (§ 25-7.1) (VARIANCE)
7. PROPOSED USE: FAST FOOD RESTAURANT (CONDITIONAL USE) (§ 25-7.1) (VARIANCE)
8. SCHEDULE OF ZONING REQUIREMENTS (§ 25-ATTACHMENT 3)

ZONE REQUIREMENT	ZONE B-2 REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	40,971 SF (0.941 AC.)	45,713 SF (1.047 AC.)
MINIMUM LOT WIDTH	N/S	223.45 FT	248.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	49 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	64.3 FT	60.7 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	22.4 FT
MAXIMUM BUILDING COVERAGE	40%	15.1% (6,187 SF)	10.8% (4,907 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	88.3% (36,177 SF) (E)	69.4% (31,732 SF) (V)
(N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE			

9. CONDITIONAL USE REQUIREMENTS (§25-24.2.b.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. (COMPLIES)
- 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. (VARIANCE ALONG ROCKY TERRACE IS 182.4 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 VEHICLES TO BACK-UP OR GO BACK ACROSS OR INTO A 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 THE VIEW OF THE TRASH STORAGE FROM THE STREET, TO PREVENT TRASH FROM BLOWING AROUND THE SITE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY AND TO PERMIT SAFE REMOVAL OF TRASH. (COMPLIES)
- I. ALL FAST FOOD RESTAURANTS SHALL PROVIDE PARKING IN ACCORDANCE WITH § 25-12.2b. (SEE BELOW)
- 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)

10. 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. (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, CURBSHALL 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-2-1 AND B-2-2 DISTRICTS MAY BE PROVIDED ON PROPERTIES WITHIN TWO HUNDRED FIFTY (250) FEET OF THE LOT ON WHICH THE PRINCIPAL BUILDING IS LOCATED. (§ 25-12.1.k) (COMPLIES)
- E. IN THE B-1 AND B-2 DISTRICTS, OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY. (§ 25-12.1.l) (VARIANCE - PARKING PROPOSED IN FRONT YARD)
- F. THE PARKING REQUIREMENT FOR A BUILDING OR DEVELOPMENT WITH A MIX OF NONRESIDENTIAL USES SHALL BE THAT OF THE MOST STRINGENT ZONING DISTRICT. (COMPLIES)
- G. STANDARD SIZE PARKING SPACES SHALL HAVE MINIMUM DIMENSIONS OF NINE (9) FEET BY EIGHTEEN (18) FEET MEASURED PERPENDICULAR TO THE AXIS OF THE LENGTH WITH ADEQUATE PROVISION FOR INGRESS AND EGRESS TO ALL PARKING SPACES. COMPACT SIZE SPACES SHALL NOT BE LESS THAN EIGHT (8) FEET BY FIFTEEN (15) FEET, IF APPROVED BY THE PLANNING BOARD OR BOARD OF ADJUSTMENT. (§ 25-12.1.p) (COMPLIES)
- H. PARKING CALCULATION PER §25-12.2.b:

FAST FOOD RESTAURANT: ONE (1) SPACE FOR EACH THREE (3) SEATS OR STOOLS OR ONE (1) SPACE FOR EACH FORTY-FIVE (45) SF OF FLOOR AREA AVAILABLE TO PATRONS, WHICHEVER REQUIREMENT IS GREATER. BENCHES SHALL BE CONSIDERED AS ONE (1) SEAT FOR EACH TWO (2) LINEAR FEET OF SEATING SPACE.

PROPOSED POPEYE'S (708 SF)*(1 PARKING SPACE/45 SF) OR (24 SEATS)*(1 PARKING SPACE/ 3 SEATS)	=	16 SPACES
PROPOSED SONIC RESTAURANT (766 SF)*(1 PARKING SPACE/45 SF) OR (14 SEATS)*(1 PARKING SPACE/ 3 SEATS)	=	17 SPACES
THE THEREFORE: REQUIREMENT PROPOSED	=	33 SPACES

ELECTRIC VEHICLE CHARGING STATION (EVSE) SPACES:

COMMERCIAL USES - 1 SPACE PER FIRST 50 PROPOSED PARKING SPACES

THEREFORE:

27 PARKING SPACES PROPOSED = 1 EVSE SPACE REQUIRED (COMPLIES)

A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO (2) PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL ACCOUNT FOR NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.

THEREFORE:

33 PARKING SPACES REQUIRED * 10% = 3 PARKING SPACES MAX. CREDIT

THEREFORE:

27 PARKING SPACES PROPOSED + 3 EVSE SPACE CREDIT = 30 SPACES PROPOSED (VARIANCE)

11. DRIVEWAY REQUIREMENTS
- A. FOR ONE-WAY TRAFFIC WITH SIXTY (60) DEGREE PARKING DRIVE ANGLES SHALL BE EIGHTEEN (18) FEET WIDE (§ 25-12.114) (COMPLIES)
- B. FOR TWO-WAY TRAFFIC WITH NINETY (90) DEGREE PARKING DRIVE ANGLES SHALL BE TWENTY-FOUR (24) FEET WIDE (§ 25-12.115) (COMPLIES)
- C. ALL DRIVEWAYS FOR TWO-WAY TRAFFIC SHALL BE A MINIMUM OF TWENTY-FOUR (24) FEET WIDE AND IN NO CASE SHALL A DRIVEWAY BE LESS THAN FOURTEEN (14) FEET WIDE. (§ 25-12.116) (COMPLIES)
- D. EACH ENTRANCE OR EXIT FROM SUCH PARKING AREA SHALL BE AT LEAST FIFTY (50) FEET FROM ANY RESIDENTIAL DISTRICT. (§ 25-12.11) (COMPLIES)
- E. AN ACCESS DRIVE TO AN OFF-STREET PARKING AREA OR TRUCK-LOADING SPACE MAY BE LOCATED WITHIN A REQUIRED SIDE YARD, BUT SHALL NOT BE LOCATED WITHIN FIVE (5) FEET OF A SIDE LOT LINE. (§25-12.442) (COMPLIES)
- F. REQUIRED PARKING AREAS SHALL BE ON THE SAME LOT WITH THE MAIN BUILDING OR USE TO WHICH THEY ARE ACCESSORY, EXCEPT IN THE B-1 AND B-2 DISTRICTS PER SUBSECTION 25-12.2b.4. (§25-12.444) (COMPLIES)
- G. PARKING AREAS AND TRUCK-LOADING SPACES SHALL HAVE SAFE AND ADEQUATE ACCESS TO A PUBLIC STREET EITHER BY A DRIVEWAY ON THE SAME LOT OR BY MEANS OF A PERMANENT EASEMENT ACROSS ANY ADJOINING LOT. (§25-12.445) (COMPLIES)
12. GENERAL REQUIREMENTS
- A. IN ANY DISTRICT NO ACCESSORY STRUCTURE, BUILDING, STORAGE AREA, OFF-STREET PARKING AREA OR TRUCK LOADING SPACE SHALL BE PERMITTED WITHIN FIVE (5) FEET OF A PROPERTY LINE (§ 25-8.11) (COMPLIES)
- B. NO ACCESSORY USES SHALL BE LOCATED WITHIN ANY MINIMUM REQUIRED FRONT YARD OR SIDE YARD. (§ 25-8.1a) (VARIANCE - PROPOSED PARKING IS WITHIN REQUIRED FRONT YARD)
- C. IF ANY SUCH ACCESSORY USE IS LOCATED IN B, 1, OR I-B DISTRICT AND A PROPERTY LINE WHICH IS THE DISTRICT BOUNDARY LINE ADJUTS A RESIDENTIAL DISTRICT, THEN THE MINIMUM REQUIRED DISTANCE FROM SUCH PROPERTY LINE SHALL BE 10 FEET. (§ 25-8.1b) (COMPLIES)
- D. NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN FIFTEEN (15) FEET OF ANY PRINCIPAL BUILDING, EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER. (§ 25-8.1e) (COMPLIES)
- E. NO SITE PLAN SHALL BE APPROVED FOR DEVELOPMENT UNLESS SUFFICIENT CAPACITY EXISTS IN THE PUBLIC SANITARY SEWERS, AND STORM SEWERS, OR WILL BE MADE AVAILABLE PRIOR TO THE START OF CONSTRUCTION AND THAT THERE IS ADEQUATE ACCESS TO PUBLIC STREETS. (§ 25-6.6) (COMPLIES)
- F. MIXED USES AND MULTIPLE PRINCIPAL USES ON ONE LOT SHALL BE PERMITTED IN THE B-1, B-2, P-C, O-R AND I DISTRICTS. (§ 25-8.12.d) (COMPLIES)
13. DRIVE-UP WINDOW REQUIREMENTS
- A. A DRIVE-UP WINDOW SHALL BE PERMITTED AS AN ACCESSORY USE FOR BANKS, RESTAURANTS, FAST FOOD RESTAURANTS, PHARMACIES AND SIMILAR RETAIL USES IN THE ZONING DISTRICTS IN WHICH SUCH USES ARE PERMITTED AND SHALL MEET THE FOLLOWING CONDITIONS:
- i. DRIVE-UP WINDOW STACKING LINES SHALL BE SEPARATE AND DISTINCT FROM PARKING LOT ASILES AND DRIVEWAYS BY MEANS OF DEFINED SEPARATION INCLUDING CURBING, LANDSCAPING, STRIPING SO AS TO MEET THE REQUIRED CIRCULATION ASLE STANDARDS EXCLUSIVE OF THE DRIVE-THROUGH WINDOW LANE. (§ 25-11.14a) (COMPLIES)
- ii. STACKING LINES SHALL HAVE SUFFICIENT LENGTH FOR A MINIMUM OF SIX (6) VEHICLES IN TOTAL FOR RESTAURANTS AND FAST FOOD RESTAURANTS AND THREE (3) VEHICLES FOR BANKS AND RETAIL USES. EACH LANE SHALL HAVE A MINIMUM WIDTH OF FIVE (5) FEET. (§ 25-11.14b) (COMPLIES)
- iii. THE ENTIRE LENGTH OF THE STACKING LANE OR LINES SHALL BE BEHIND THE FRONT YARD LIMIT LINE AND SHALL NOT BLOCK ANY PARKING SPACE, ASLE, DRIVEWAY OR LOADING AREA WHEN THE STACKING LANE IS OCCUPIED WITH THE MAXIMUM NUMBER OF VEHICLES. (§ 25-11.14c) (COMPLIES)
- iv. MULTIPLE STACKING LINES ARE PROVIDED FOR RESTAURANT OR FAST FOOD RESTAURANT USES, THEY SHALL MERGE INTO ONE (1) DRIVE-UP WINDOW LANE PRIOR TO REACHING ANY WINDOW OR WINDOWS. FACILITIES WITH SEPARATE LINES SERVED BY SEPARATE WINDOWS OR TRANSACTION PORTALS SHALL BE EXEMPT FROM THIS REQUIREMENT. (§ 25-11.14d) (COMPLIES)
- v. THE DRIVE-UP WINDOW STACKING LANE MAY END AFTER THE LAST WINDOW AND MERGE WITH THE EXIT DRIVEWAY OF THE PROPERTY. (§ 25-11.14e) (COMPLIES)
- vi. THE DRIVE-UP WINDOW LANE SHALL NOT BE USED AS AN EXIT DRIVEWAY FROM THE PROPERTY. (§ 25-11.14f) (COMPLIES)
- vii. THE DRIVE-UP WINDOWS AND STACKING LANE OR LINES SHALL BE DESIGNED TO PREVENT UNCONTROLLED CONFLICTING MOVEMENTS BETWEEN ANY ON-SITE VEHICLES AND PEDESTRIAN TRAFFIC AND SHALL ALSO BE DESIGNED TO ALLOW SAFE INGRESS AND EGRESS FROM THE SITE AT ALL TIMES. (§ 25-11.14g) (COMPLIES)
- viii. ONE (1) OR MORE DRIVE-UP WINDOWS MAY BE USED FOR PAYMENT AND/OR PICKUP OF PRODUCT, SAID WINDOW OR WINDOWS SHALL BE AN INTEGRAL PART OF THE PRINCIPAL BUILDING. (§ 25-11.14h) (COMPLIES)
- ix. NO DRIVE-UP WINDOWS SHALL BE PERMITTED IN A REQUIRED YARD SETBACK. (§ 25-11.14i) (COMPLIES)
14. WALL AND FENCE REQUIREMENTS
- A. IN ALL NONRESIDENTIAL DISTRICTS, FENCES OR WALLS NOT EXCEEDING SIX (6) FEET IN HEIGHT SHALL BE PERMITTED IN THE SIDE AND REAR YARDS PROVIDED THE FENCE OR WALL IS NOT CLOSER THAN THE (5) FEET AT ANY POINT TO A PRINCIPAL BUILDING IN A RESIDENTIAL DISTRICT. (§25-8.4.1) (COMPLIES)
- B. IN ALL NONRESIDENTIAL DISTRICTS, A FENCE OR WALL TO BE USED FOR SCREENING MAY NOT EXCEED SIX (6) FEET IN HEIGHT. (§25-8.4.d) (COMPLIES)

GENERAL NOTES (CONT.)

- C. IN ALL DISTRICTS THE FINISHED SIDE OF THE FENCE MUST FACE AWAY FROM THE APPLICANT'S PROPERTY. (§25-8.4.E) (COMPLIES)
- D. THE USE OF BARBED AND/OR RAZOR WIRE IS PROHIBITED IN ALL DISTRICTS. (§25-8.4.F) (COMPLIES)
- E. ELECTRICAL WIRE FENCE IS PROHIBITED IN ALL DISTRICTS. (§25-8.4.G) (COMPLIES)
15. BUFFER REQUIREMENTS
- A. ALONG ANY SIDE OR REAR PROPERTY LINE WHICH IS ALSO THE BOUNDARY LINE BETWEEN A NONRESIDENTIAL DISTRICT AND RESIDENTIAL DISTRICT OR IS CONTIGUOUS TO A RESIDENTIAL USE IN A RESIDENTIAL ZONE, A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDING FROM SUCH ADJUTING RESIDENTIAL DISTRICT OR USE IN A RESIDENTIAL ZONE. THE REQUIRED BUFFER WIDTH SHALL BE FIFTY (50) FEET IN ALL NONRESIDENTIAL ZONES. THE REQUIREMENT SHALL BE REDUCED FOR LOTS THAT ARE LESS THAN FORTY THOUSAND (40,000) SQUARE FEET IN AREA AND/OR LESS THAN THREE HUNDRED (300) FEET IN WIDTH ON SUCH SMALLER LOTS. THE REQUIRED BUFFER WIDTH SHALL BE TEN (10) PERCENT OF LOT WIDTH OR DEPTH, BUT NOT LESS THAN TWENTY (20) FEET. (§25-11.3.e) (VARIANCE - RESIDENTIAL BUFFER IS 120 FT)
- B. SIDE YARDS OF NONRESIDENTIAL BUILDINGS ON LOTS WHICH ARE CONTIGUOUS TO THE BOUNDARY OF ANY RESIDENTIAL DISTRICT SHALL HAVE A MINIMUM REQUIRED WIDTH OF SEVENTY-FIVE (75) FEET. (§25-11.2) (VARIANCE - PROPOSED POPEYES 66.6 FT FROM SIDE FRONT YARD CONTIGUOUS TO RESIDENTIAL DISTRICT BOUNDARY)
16. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
17. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
19. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
20. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
21. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
22. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
23. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
24. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
25. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS dictate.
26. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
27. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
28. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR DISAGREE WITH OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS; ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
29. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
30. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
31. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREOF AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
32. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
33. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
34. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
35. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

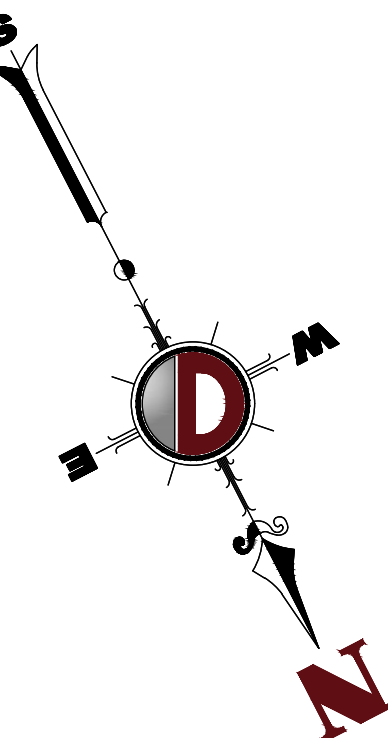
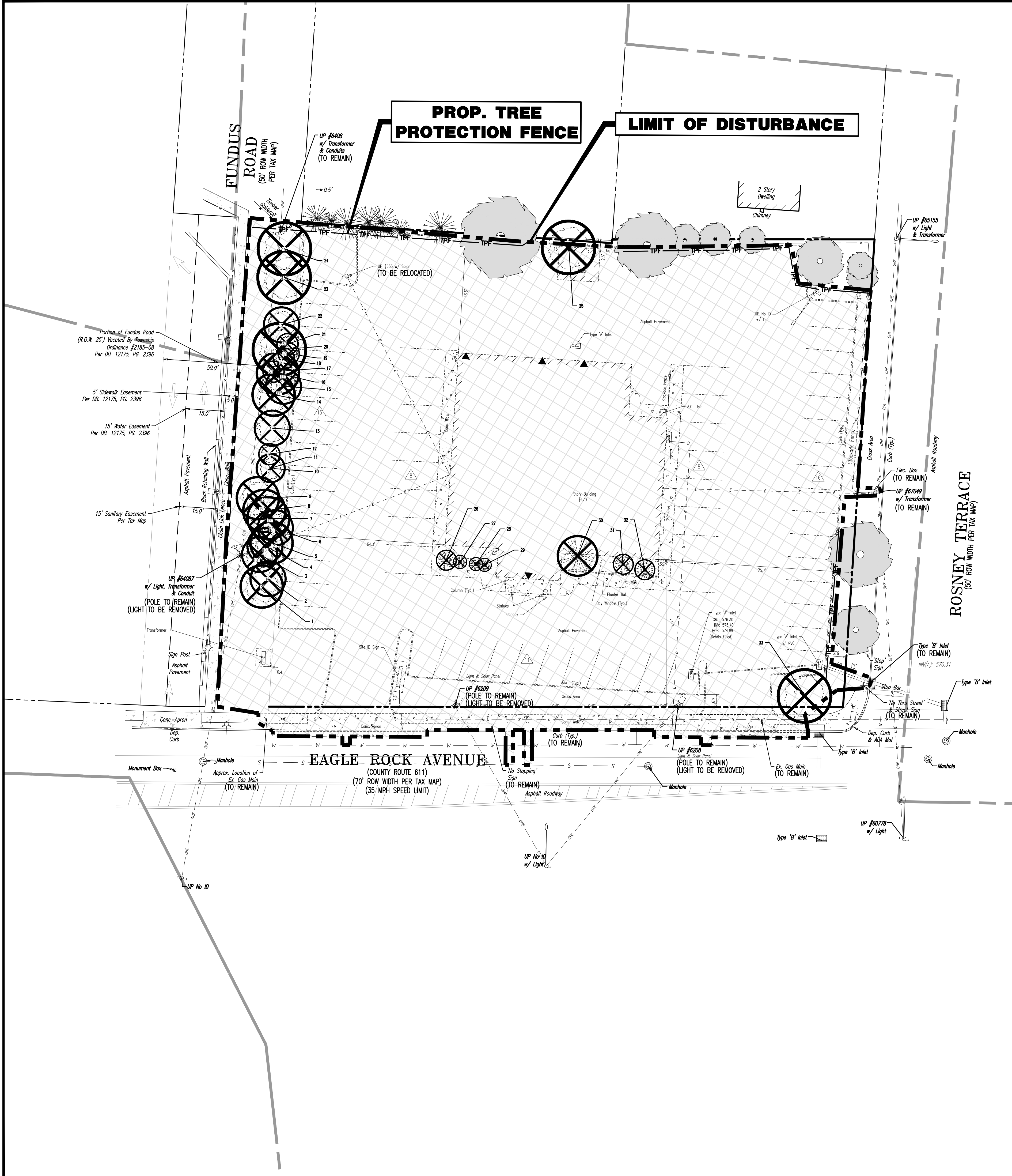
SIGNAGE TABLE

SIGN	REQUIREMENTS	PROPOSED POPEYES	PROPOSED SONIC
FREESTANDING	NUMBER OF SIGNS: MAXIMUM SIGN AREA: MINIMUM SIGN HEIGHT: MAXIMUM SIGN HEIGHT: MAXIMUM SIGN WIDTH: MINIMUM SIGN FRONT SETBACK: MINIMUM DISTANCE BETWEEN FREESTANDING SIGNS:	ONE (1) 49.43 SF 16 FT 16 FT 6 FT 10 FT 50 FT	ONE (1) (V) 42.98 SF 16 FT 16 FT 6 FT 10 FT 196.1 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: MAXIMUM FACADE SIGN AREA: MAXIMUM SIGN PROJECTION:	ONE (1) 15% OF FRONT WALL AREA OR 120 SF, WHICHEVER IS LESS (POPEYES: 100 SF; SONIC: 114 SF) 12 IN	FIVE (5) (V) 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: 198.9 SF (V) FIVE (5) (V) NORTH: "SONIC" CHANNEL LETTERS 17.7 SF WEST: "SONIC" CHANNEL LETTERS 17.7 SF EAST: "SONIC" CHERRY LOGO 54.4 SF "SONIC" CHANNEL LETTERS 17.7 SF SOUTH: "SONIC" BRAND LOGO 52.7 SF TOTAL: 160.2 SF (V) 6 IN
(N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE			

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TITLE:			
PROJECT: ORANGE DEV, LLC PROPOSED POPEYE'S & SONIC RESTAURANT		JOB No: 1021-99-025 (DATE: 11/09/2022)	
DRAWN BY: PSD		SCALE: (H) AS (V) NOTED	
DESIGNED BY: DG/MWW		SHEET No:	
CHECKED BY: MJB		3 OF 17	
CHECKED BY: -			
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES PRIOR TO ANY PREPARING TO DIG THE SERVICE OF THE STATE FOR STATE-TO-STATE DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM			
Rev. # 2			

Plotted: 04/06/23 - 12:04 PM, By: creyes, Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\Data\DEPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SR2.dwg, ---> 04 DEMOLITION AND TREE REMOVAL PLAN



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 BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
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. SEW, ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL 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.
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 PROVIDED 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, UNDERTAKE 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 SOLE 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.

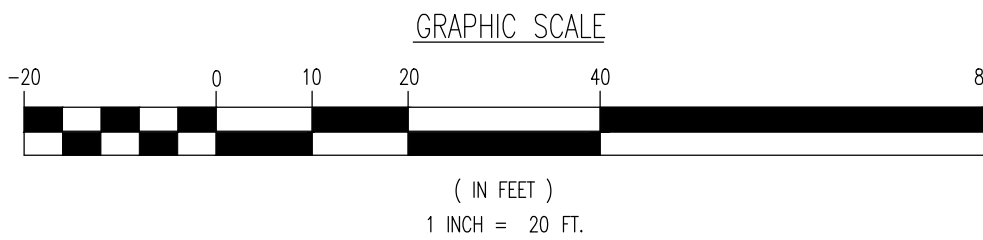
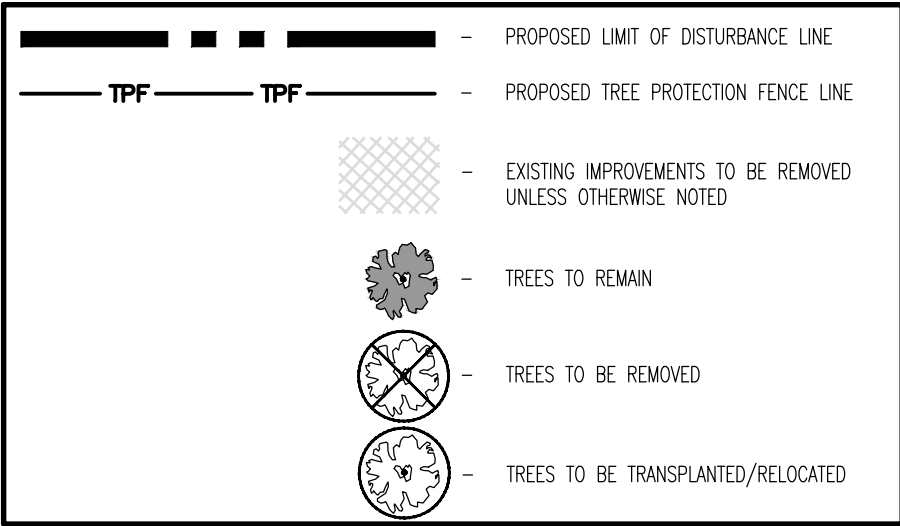
NOTES

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.

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	SASSAFRASS	6"	FAIR	DECIDUOUS
11	SASSAFRASS	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	GALLERY PEAR	15"	FAIR	DECIDUOUS

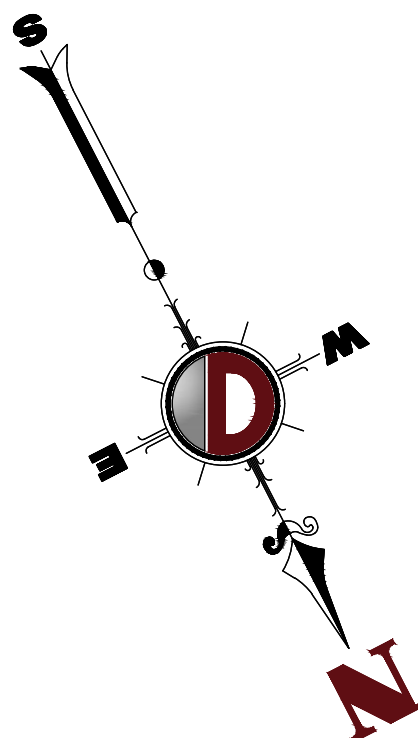
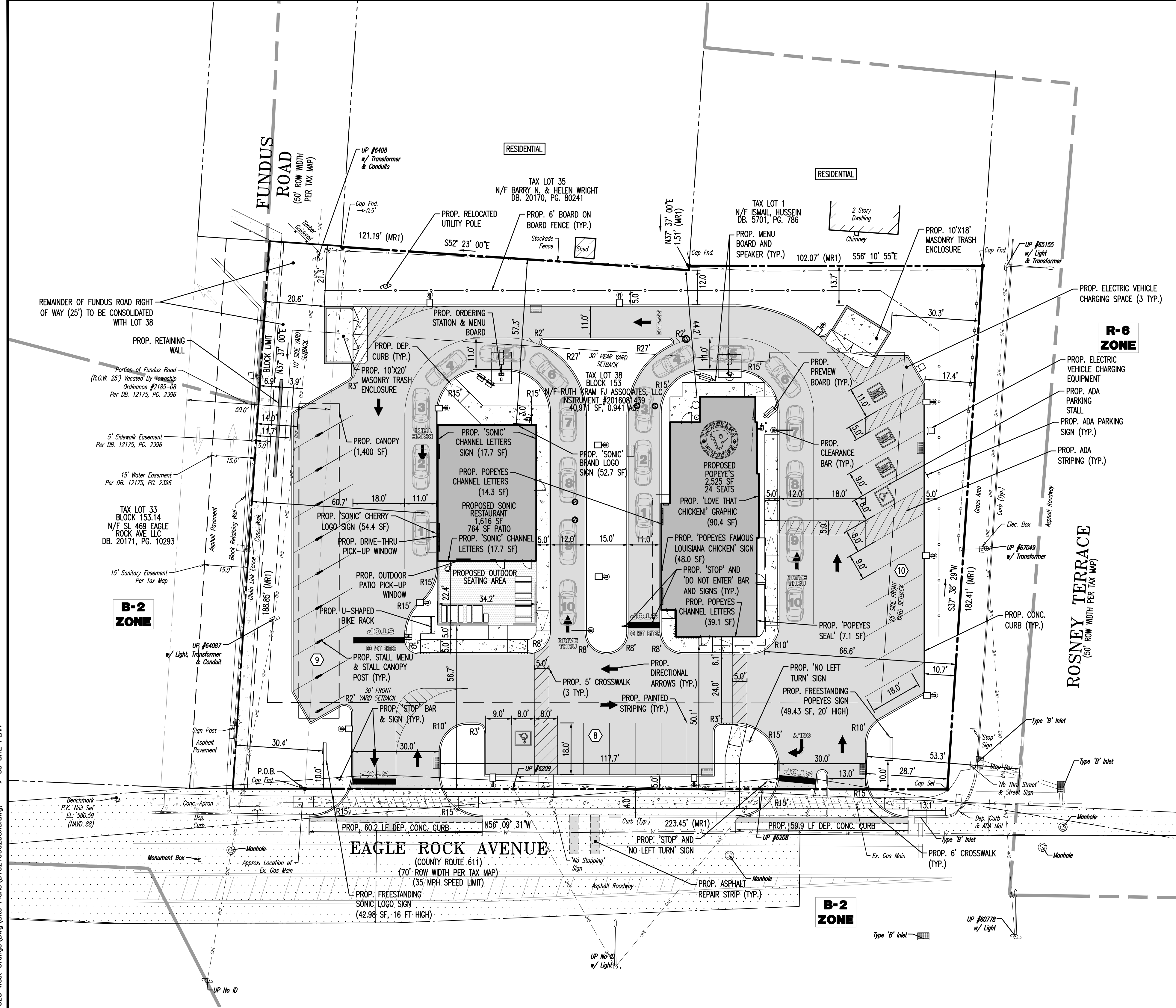
DEMOLITION PLAN LEGEND



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TITLE: DEMOLITION AND TREE REMOVAL PLAN			
PROJECT: ORANGE DEV, LLC PROPOSED POPEYE'S & SONIC RESTAURANT BLOCK 153, LOT 39 470 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 SCALE: (H) 1"=20' (V) SHEET No: 4	
DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: -		PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM			

Plotted: 04/06/23 - 12:04 PM, By: creyes, Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\Data\DEPC PROJECTS\1021 Penik Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SSX.dwg, --- 05 SITE PLAN



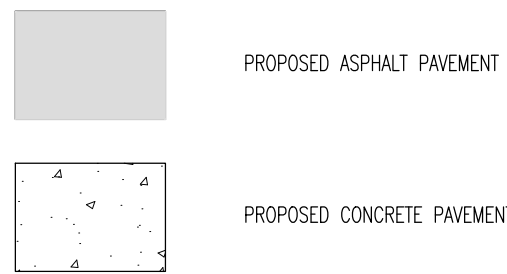
GENERAL NOTES

- 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: 1021-99-025S
DATED 05/13/2021
- APPLICANT: ORANGE DEV, LLC
301 ROUTE 17 NORTH, SUITE 802
RUTHERFORD, NEW JERSEY 07070
- OWNER: RUTH KRAM FJ ASSOCIATES/BROTHERS
71 VALLEY STREET, #204
SOUTH ORANGE, NJ 07079
- PARCEL DATA: BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ
- ZONE: GENERAL BUSINESS ZONE (B-2 ZONE)
- EXISTING USE: RESTAURANT (PERMITTED USE) (§ 25-7.1)
- PROPOSED USE: FAST FOOD RESTAURANT (CONDITIONAL USE) (§ 25-7.1) (VARIANCE)
- SCHEDULE OF ZONING REQUIREMENTS (§ 25-ATTACHMENT 3)

ZONE REQUIREMENT	ZONE B-2 REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	40,971 SF (0.941 AC.)	45,713 SF (1.047 AC.)
MINIMUM LOT WIDTH	N/S	223.45 FT	248.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	49 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	64.3 FT	60.7 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	22.4 FT
MAXIMUM BUILDING COVERAGE	40%	15.1% (6,187 SF)	10.8% (4,907 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	88.3% (36,177 SF) (E)	69.4% (31,732 SF) (V)

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

PAVEMENT LEGEND



SEE SHEET 3 OF 17 FOR SITE PLAN NOTES

SIGNAGE TABLE

SIGN	REQUIREMENTS	PROPOSED POPEYES	PROPOSED SONIC
FREESTANDING	NUMBER OF SIGNS: MAXIMUM SIGN AREA: MINIMUM SIGN HEIGHT: MAXIMUM SIGN HEIGHT: MAXIMUM SIGN WIDTH: MINIMUM SIGN FRONT SETBACK: MINIMUM DISTANCE BETWEEN FREESTANDING SIGNS:	ONE (1) 50 SF 8 FT 16 FT 6 FT 10 FT 50 FT	ONE (1) (V) 49.43 SF 20 FT 20 FT (V) 7.88 FT (V) 10 FT 196.1 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: MAXIMUM FACADE SIGN AREA: MAXIMUM SIGN PROJECTION:	ONE (1) 15% OF FRONT WALL AREA OR 120 SF, WHICHEVER IS LESS (POPEYES: 100 SF; SONIC: 114 SF) 12 IN	FIVE (5) (V) NORTH: "POPEYES LOUISIANA KITCHEN" CHANNEL LETTERS 39.1 SF WEST: POPEYES SEAL 7.1 SF; "LOVE THAT CHICKEN" GRAPHIC 30.4 SF EAST: POPEYES CHANNEL LETTERS 14.3 SF; "FAMOUS LOUISIANA CHICKEN" GRAPHIC 48.0 SF TOTAL: 198.9 SF (V) 5 IN
(N/S): NO STANDARD	(N/A): NOT APPLICABLE	(E): EXISTING NON-CONFORMANCE	(V): VARIANCE

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

GRAPHIC SCALE



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Allen, Texas 1-972-334-2100 | Austin, Texas 1-512-444-2444 | Houston, Texas 1-281-799-4400 | Lakewood, Florida 1-561-921-8570
Newtown, Pennsylvania 1-267-685-0276 | Philadelphia, Pennsylvania 1-215-253-4868 | Southampton, Pennsylvania 1-610-598-4400

TITLE:

SITE PLAN

PROJECT: **ORANGE DEV, LLC**
PROPOSED POPEYES & SONIC RESTAURANT
BLOCK 153, 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:
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CHECKED BY:
MJB

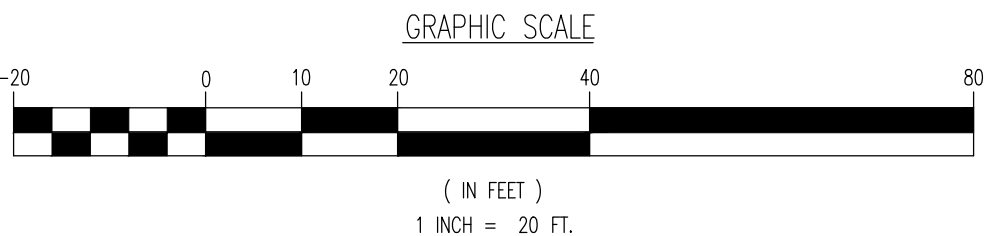
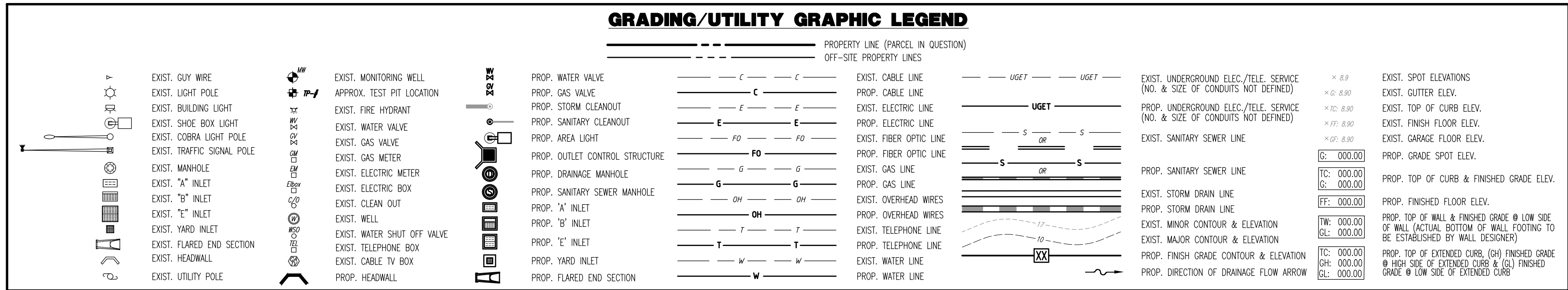
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Plotted: 04/06/23 - 12:05 PM, By: creyes, Product Ver. 24.2s (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SNG.dwg, --- 06 GRADING PLAN



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. EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT 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 OWNER'S 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 PIDS 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

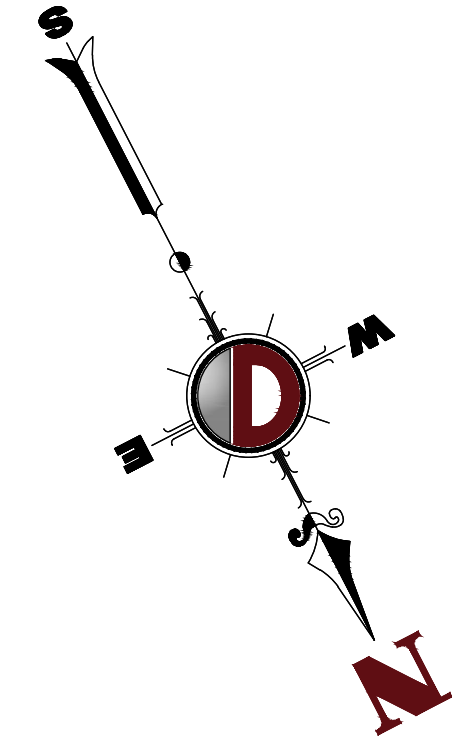
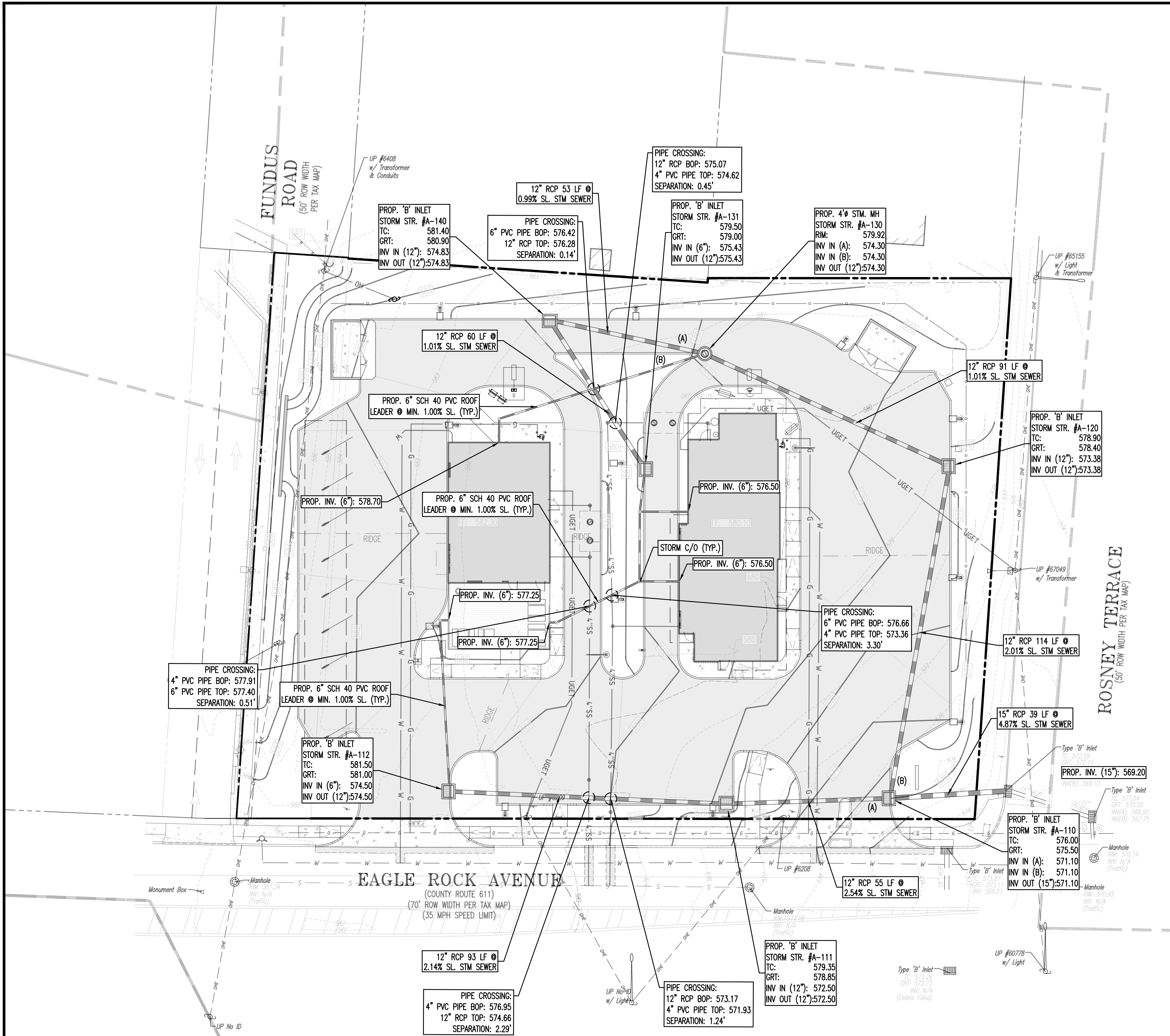
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- EXISTING RAMPS; SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 5"
- MAX. RISE: 30"
- MIN. CLEAR WIDTH: 36"
- MIN. LANDING CLEAR LENGTH: 60"
- MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

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.

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TITLE: GRADING PLAN			
PROJECT: ORANGE DEV. LLC PROPOSED POPEY'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 17	
CHECKED BY: -		Rev. # 2	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	

Plotted: 04/06/23 - 12:05 PM, By: cveyes, Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\data\DEPC PROJECTS\1021 Penkin Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SC2.dwg, ----> 07 DRAINAGE PLAN

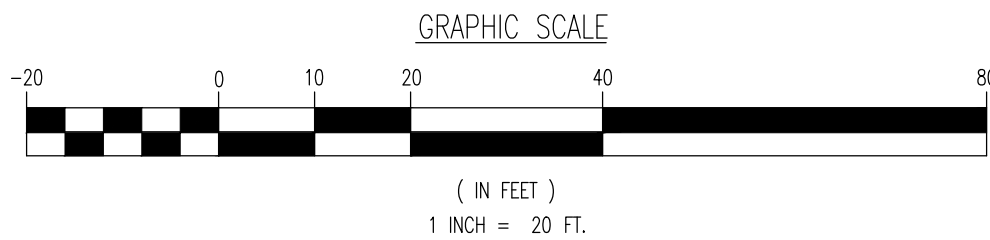


DRAINAGE NOTES

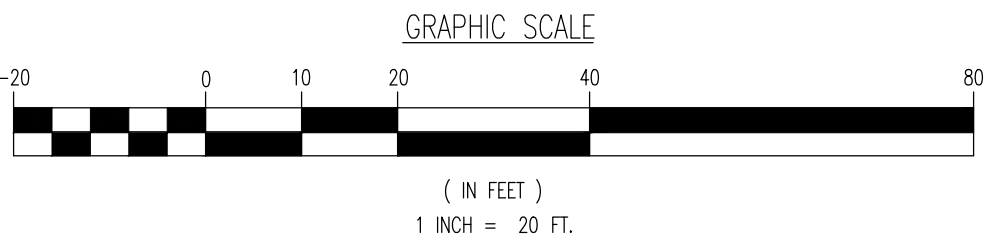
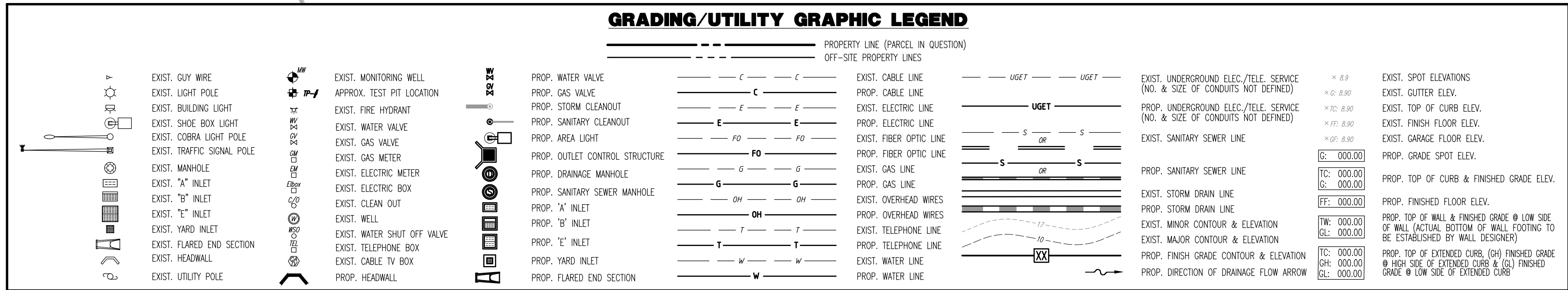
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
2. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. 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.
3. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-501, CLASS HE-III, 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 SLT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
4. 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 SLT-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 MANUFACTURER RECOMMENDATIONS.
5. 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 MANUFACTURER RECOMMENDATIONS.
6. 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		PROPERTY LINE (PARCEL IN QUESTION)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. SPOT ELEVATIONS
	EXIST. LIGHT POLE		EXIST. FIRE HYDRANT		OFF-SITE PROPERTY LINES		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GUTTER ELEV.
	EXIST. SHOE BOX LIGHT		EXIST. WATER VALVE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF CURB ELEV.
	EXIST. COBRA LIGHT POLE		EXIST. GAS VALVE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. FINISH FLOOR ELEV.
	EXIST. TRAFFIC SIGNAL POLE		EXIST. ELECTRIC METER		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GARAGE FLOOR ELEV.
	EXIST. MANHOLE		EXIST. CLEAN OUT		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GRADE SPOT ELEV.
	EXIST. "A" INLET		EXIST. WATER SHUT OFF VALVE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. "B" INLET		EXIST. TELEPHONE BOX		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. FINISHED FLOOR ELEV.
	EXIST. "E" INLET		EXIST. CABLE TV BOX		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. YARD INLET		EXIST. HEADWALL		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. TOP OF EXTENDED CURB, (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. FLARED END SECTION				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		
	EXIST. UTILITY POLE				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		



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TITLE: DRAINAGE PLAN	
PROJECT: ORANGE DEV, LLC PROPOSED POPEYE'S & SONIC RESTAURANT	JOB No: 1021-99-025 DATE: 11/09/2022
470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	DRAWN BY: PSD DESIGNED BY: DG/MW CHECKED BY: MJB
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SHEET No: 7 OF 17	
Rev. # 2	



UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. 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.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE, OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE, OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

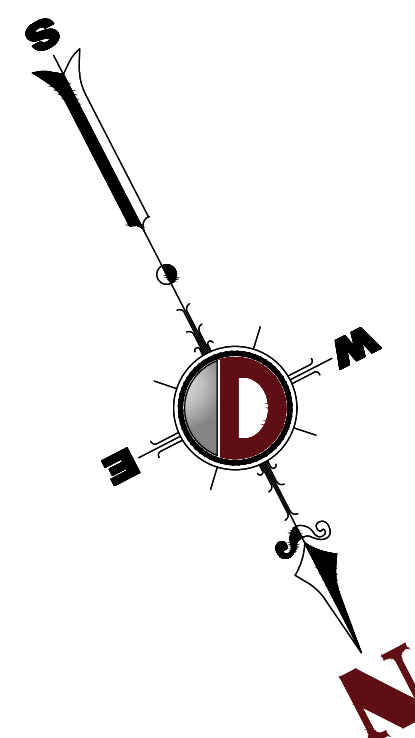
SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

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PROJECT: ORANGE DEV, LLC PROPOSED POPEYE'S & SONIC RESTAURANT		JOB No: 1021-99-025 DATE: 11/09/2022	
DRAWN BY: PSD		SCALE: (H) 1"=20' (V)	
DESIGNED BY: DG/MMW		SHEET No: 8	
CHECKED BY: MJB		OF 17	
CHECKED BY: -		Rev. # 2	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	

Plotted: 04/06/23 - 12:06 PM, By: cveyes, Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\Data\DEPC PROJECTS\1021_Parkth Network, LLC\99-025 West Orange Dwg\Site Plans\102199025S12.dwg, ---> 10 LIGHTING PLAN

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

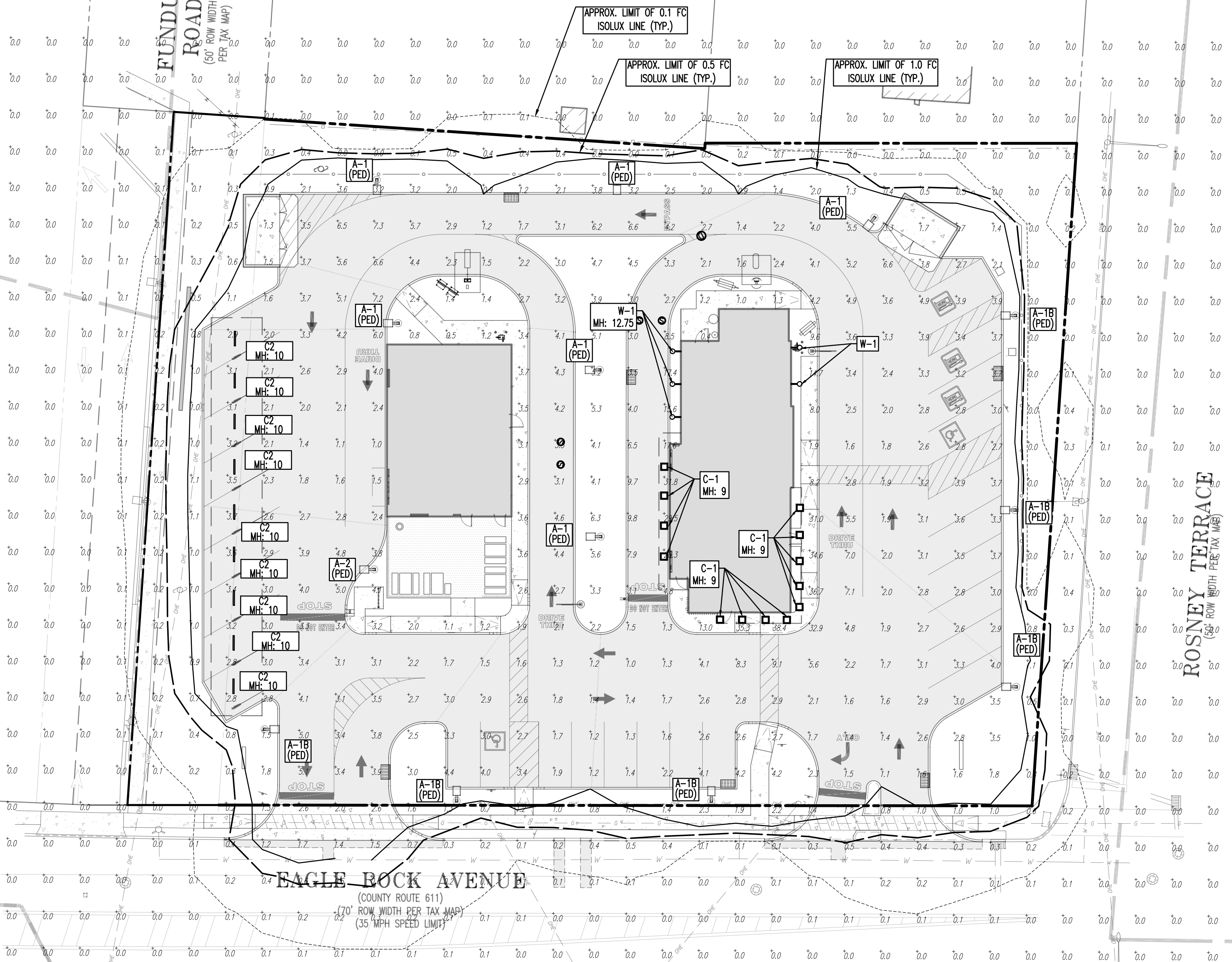


GENERAL NOTES

- 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.
- 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.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUDERAIL POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

LIGHTING REQUIREMENTS

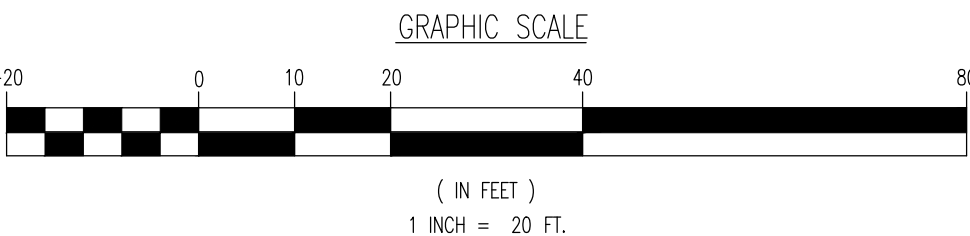
- SITE LIGHTING SHALL BE DESIGNED TO PREVENT EXCESSIVE ILLUMINATION AND GLARE. (§25-141.4.2) (COMPLIES)
- SITE LIGHTING SHALL BE DESIGNED TO PROVIDE PROPER ORIENTATION AND SHIELDING OF FIXTURES TO PREVENT UNDEE ILLUMINATION OF ADJACENT PROPERTIES. (§25-141.4.3) (COMPLIES)
- ALL LIGHTING FIXTURES SHALL 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)
- 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)
- 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)
- ALL WIRING FOR LIGHT FIXTURES SHALL BE LAID UNDERGROUND, AND NOT STRUNG BETWEEN POLES OR BUILDINGS. (§25-141.1.f) (COMPLIES)
- 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)
- MINIMUM MAINTAINED LUX/FOOTCANDELS IN PEDESTRIAN WALKWAYS SHALL BE 10/0.9 LUX/FOOTCANDELS. (§25-14.3) (COMPLIES)
- MINIMUM MAINTAINED LUX/FOOTCANDELS IN PARKING AREAS SHALL BE 20/2.0 LUX/FOOTCANDELS. (§25-14.3) (WAIVER - PROPOSED MINIMUM ILLUMINATION IN PARKING AREA OF 0.5 FOOTCANDELS)
- MINIMUM MAINTAINED LUX/FOOTCANDELS IN STREETS SHALL BE 13/1.2 LUX/FOOTCANDELS. (§25-14.3) (COMPLIES)
- ANY RECYCLING AREA SHALL BE WELL LIT. (§32-13.4) (COMPLIES)



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
	6	A-1B	18 FT	SINGLE	1.000	LSI INDUSTRIES INC.	TYPE 4 AREA LIGHT
	1	A-2	18 FT	SINGLE	1.000	LSI INDUSTRIES INC.	TYPE 3 AREA LIGHT
	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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Allen, Texas 1-972-334-2100 | Austin, Texas 1-512-444-2848 | Houston, Texas 1-281-799-6820 | San Diego, California 1-619-441-8570
Newtown, Pennsylvania 1-267-685-0276 | Philadelphia, Pennsylvania 1-215-253-4888 | Baltimore, Pennsylvania 1-410-598-4400

1954 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiceng.com

TITLE: **LIGHTING PLAN**

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

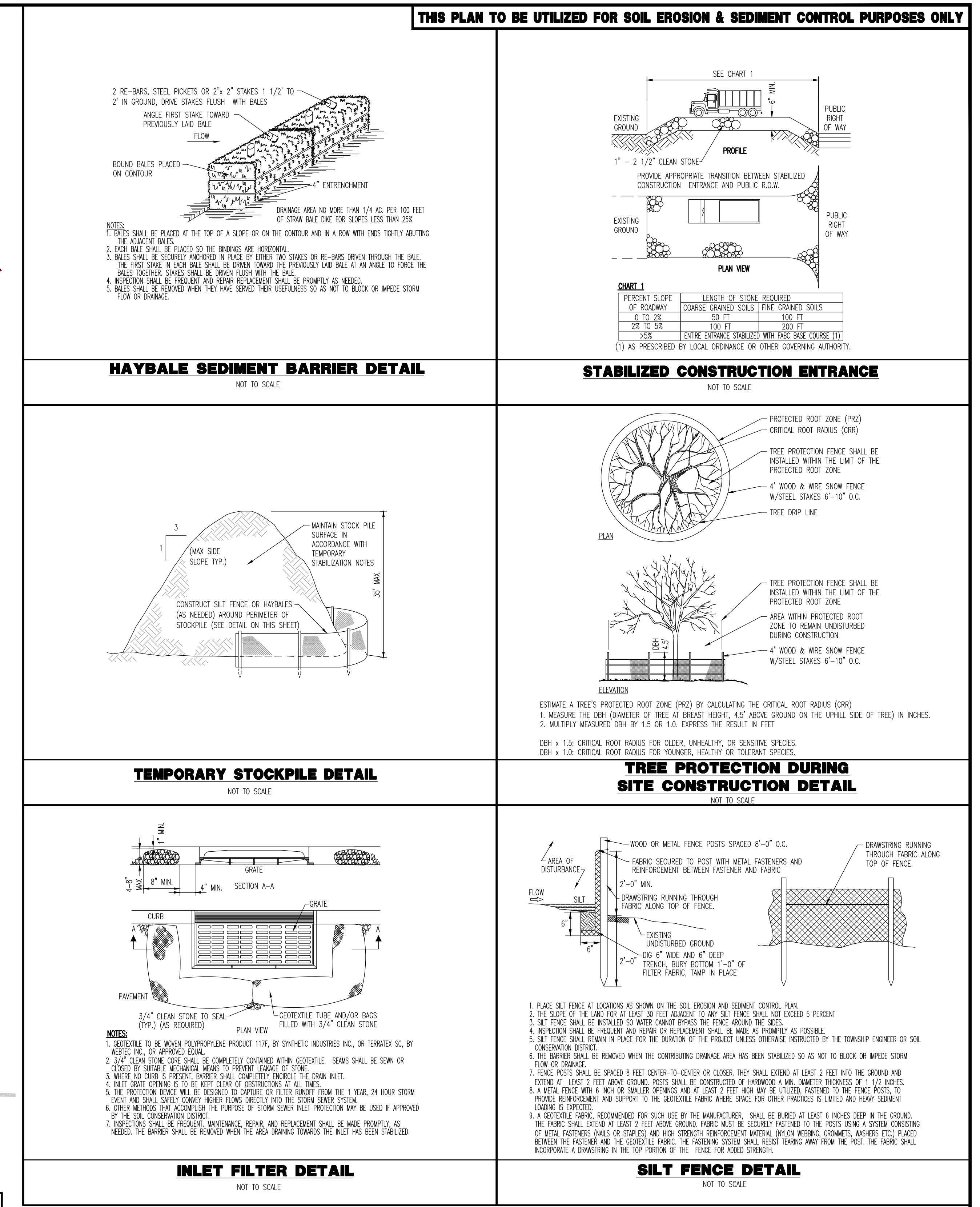
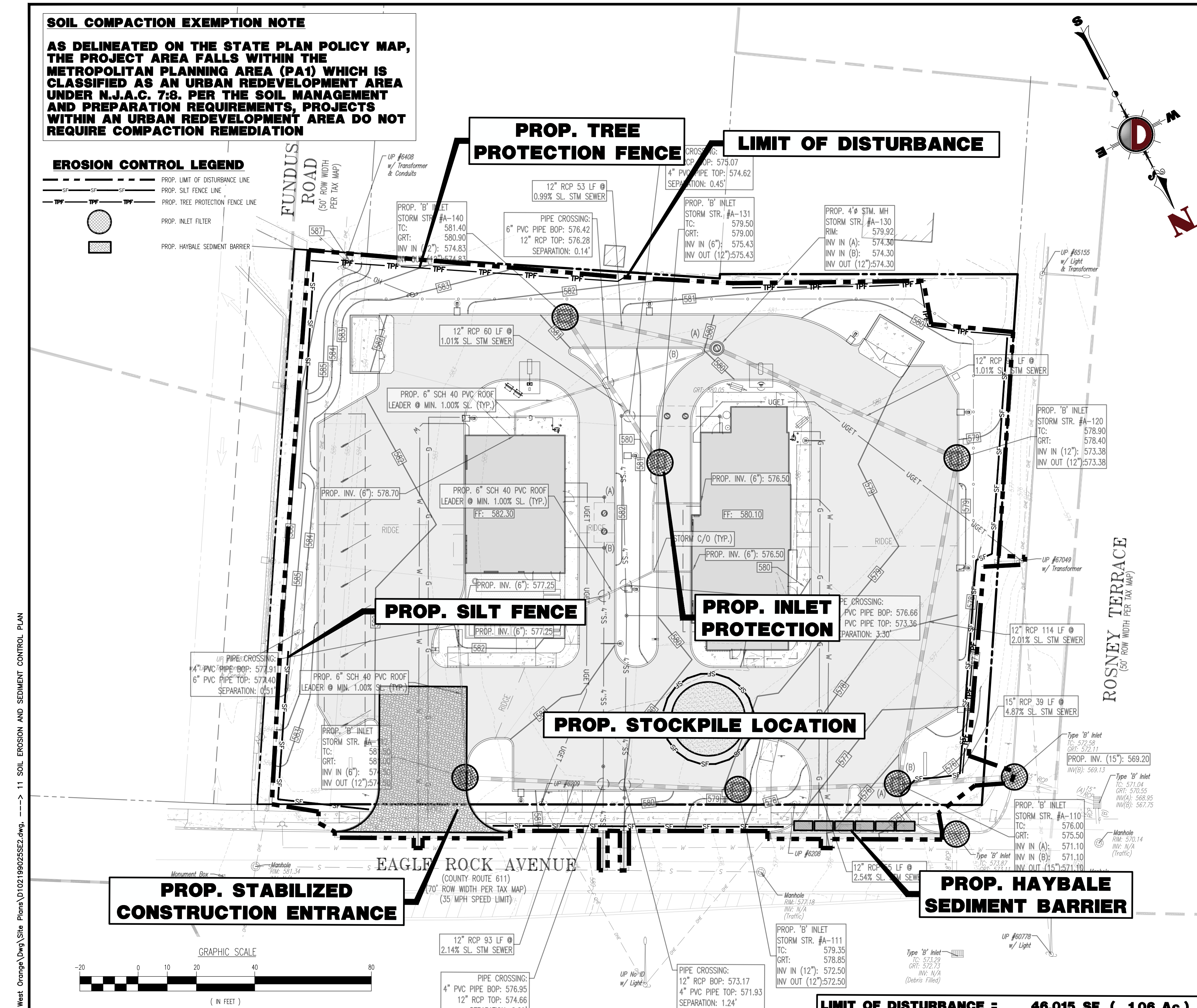
MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 54522

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

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

SHEET No: 10
OF 17
Rev. # 2

ALL STATES REQUIRE REGISTRATION OF CONTRACTS, SPECIFICATIONS, OR ANY OTHER PREPARING TO OBTAIN THE STATE'S SERVICE AGREEMENTS. IN NJ, THIS IS CALLED A "PROTECT YOURSELF" CALL 811.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



Plotted: 04/06/23 - 12:06 PM, By: cweyes, Project: 1021 Perkin Network, LC99-025 West Orange Dwg: Site Plans D102190025SEZ.dwg, --- 11 SOIL EROSION AND SEDIMENT CONTROL PLAN

Rev.	Date	Comments	By
1	07/03/23	REV. PER SPRAB MEETING COMMENTS	PSD
2	07/03/23	REV. PER SPRAB MEETING COMMENTS	PSD

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1	07/03/23	REV. PER SPRAB MEETING COMMENTS	PSD
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1	07/03/23	REV. PER SPRAB MEETING COMMENTS	PSD
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TITLE: SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT: ORANGE DEV. LLC PROPOSED POPEY'S & SONIC RESTAURANT

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

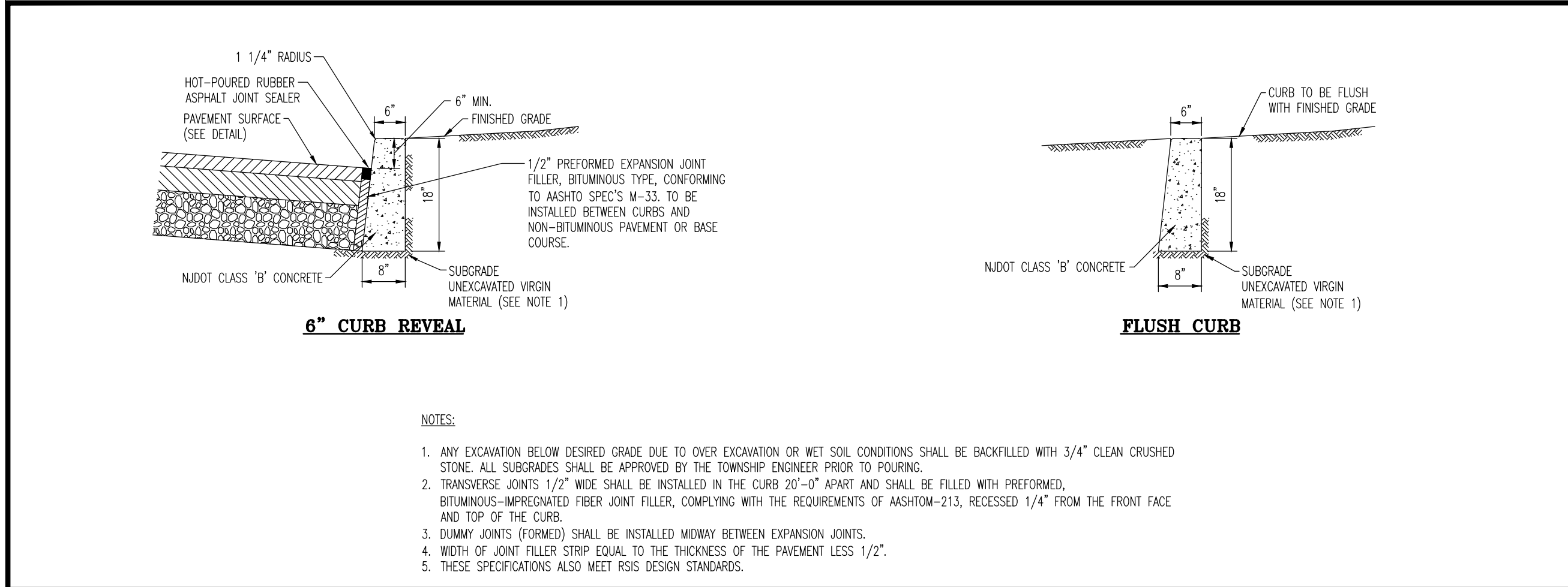
MATTHEW J. BERSCH PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 54522

ROBERT P. FREUD PROFESSIONAL ENGINEER
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11 OF 17

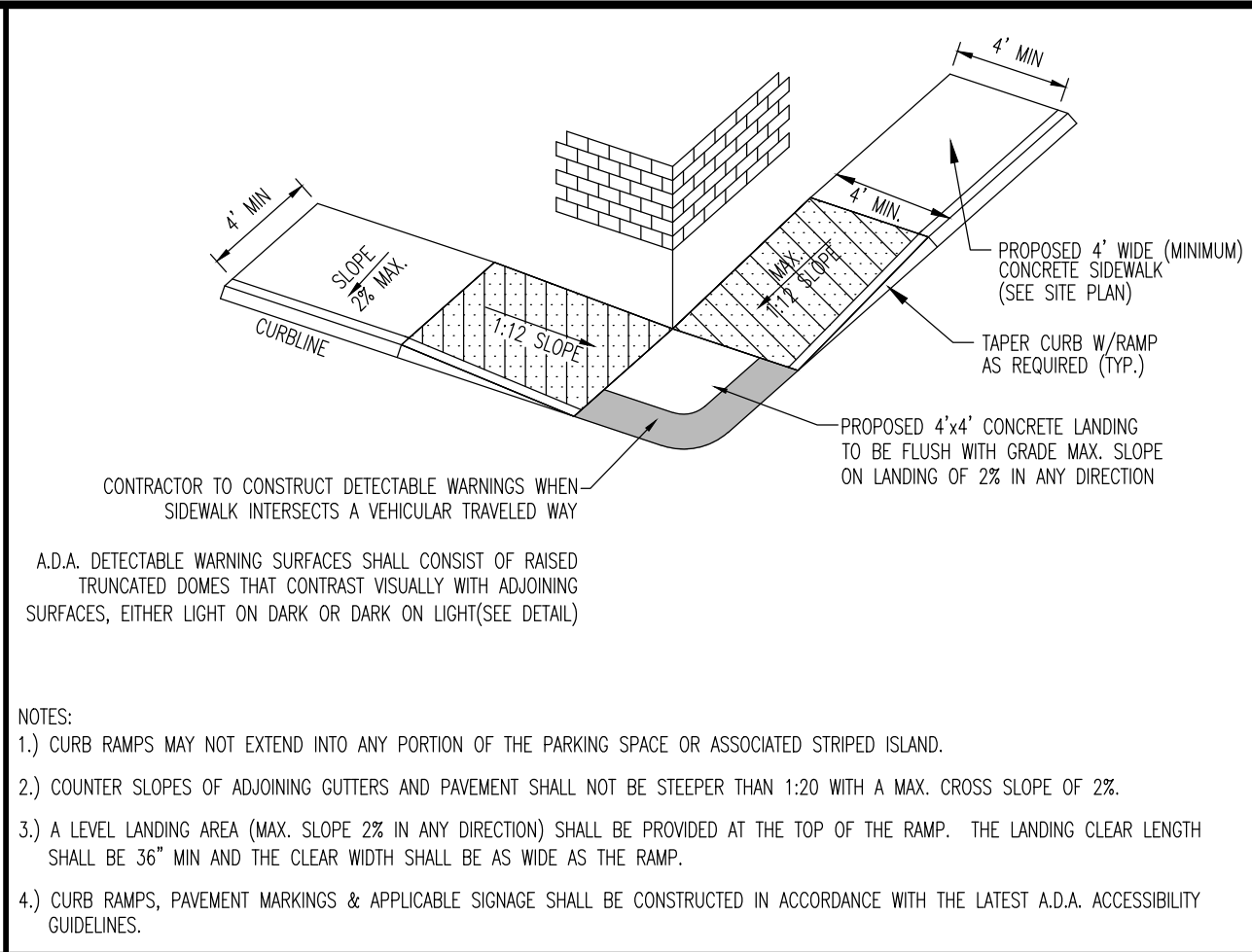
PROTECT YOURSELF

ALL STATES REQUIRE REGISTRATION OF CONTRACTORS TO OBTAIN THE STATUS OF LICENSED CONTRACTOR. IF YOU ARE NOT A LICENSED CONTRACTOR, YOU ARE NOT ELIGIBLE TO OBTAIN THE STATUS OF LICENSED CONTRACTOR. IF YOU ARE NOT A LICENSED CONTRACTOR, YOU ARE NOT ELIGIBLE TO OBTAIN THE STATUS OF LICENSED CONTRACTOR.



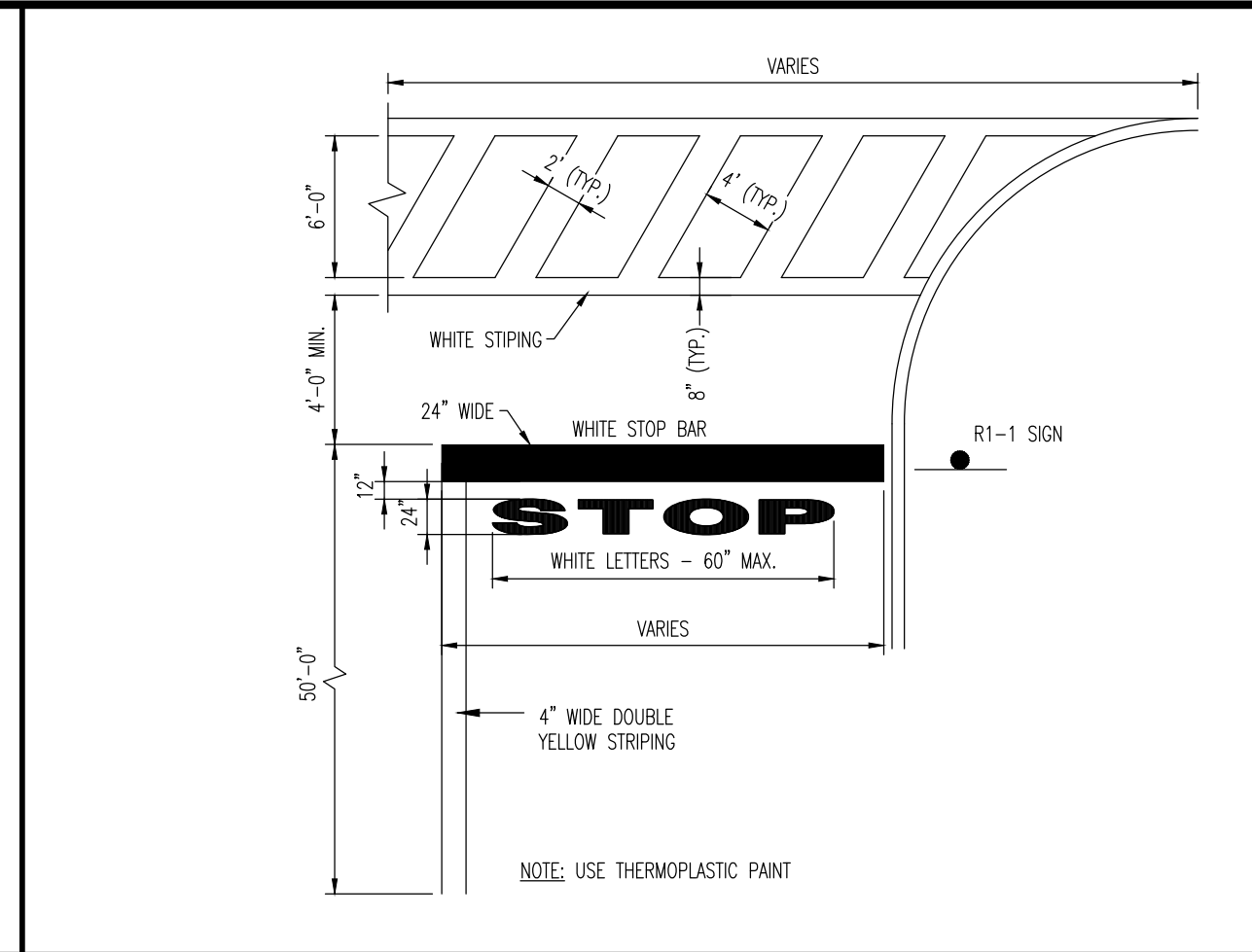
CONCRETE CURB DETAIL

NOT TO SCALE



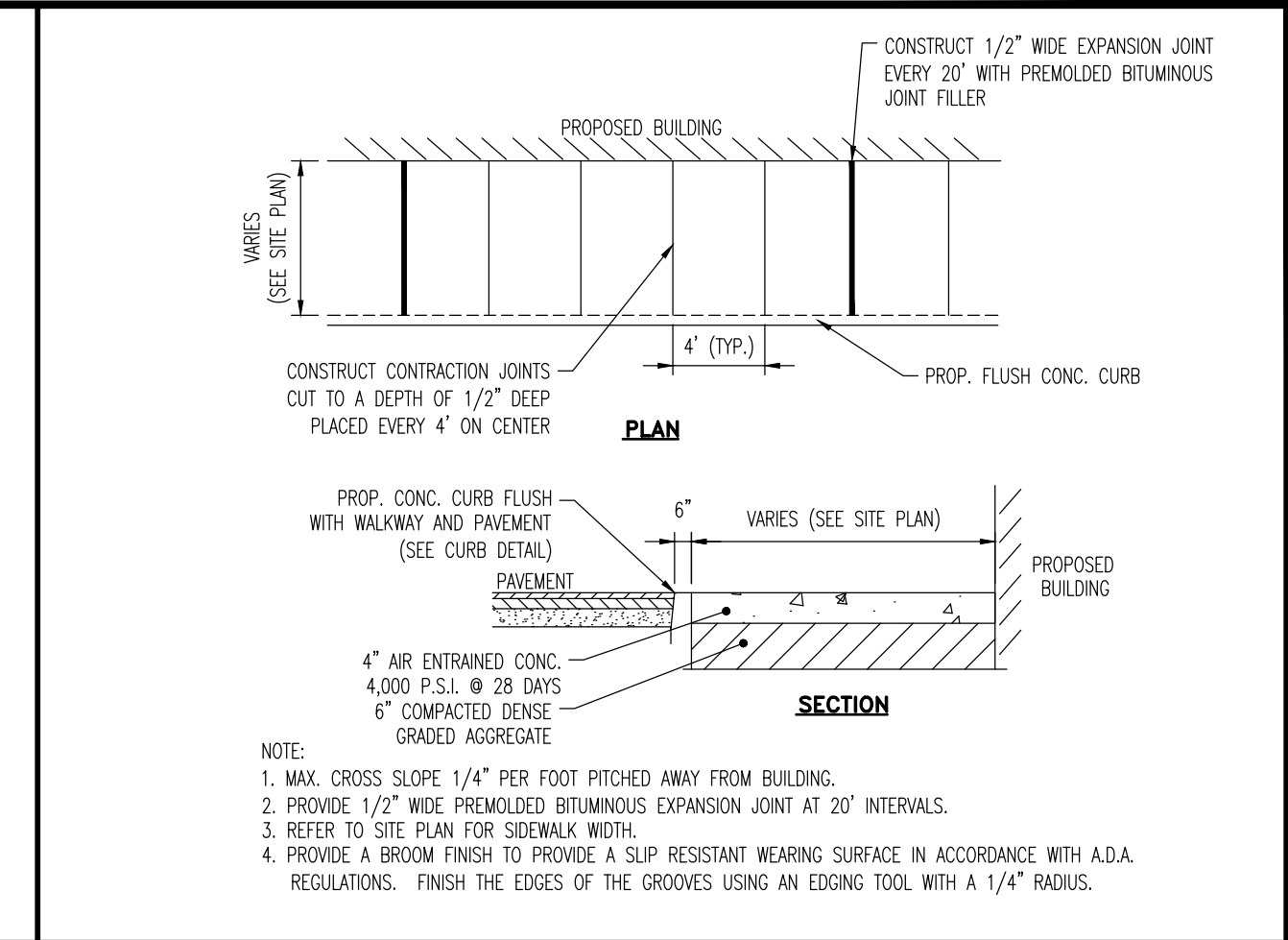
A.D.A. CURB RAMP AT BUILDING CORNER DETAIL

NOT TO SCALE



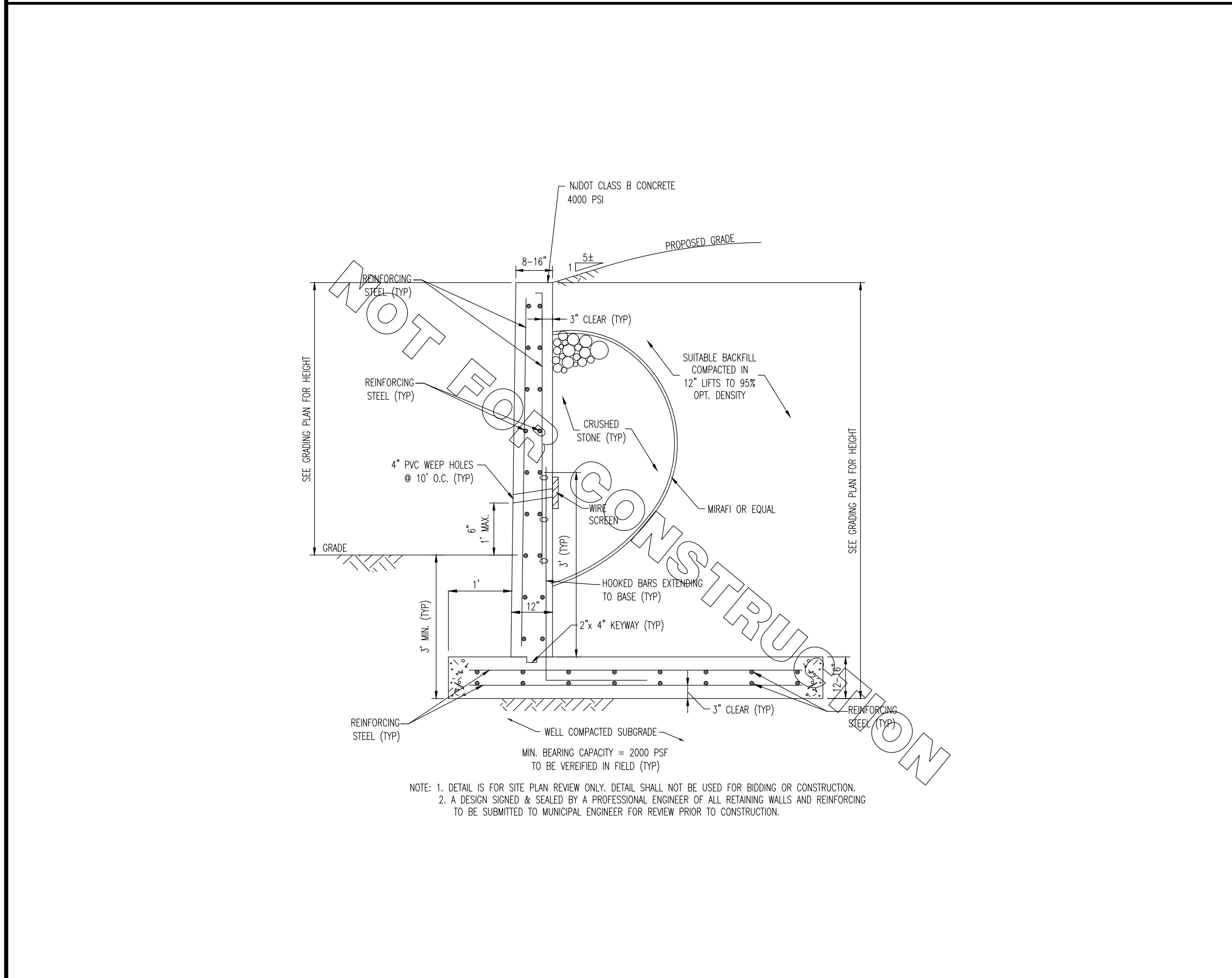
STOP CONTROLLED INTERSECTION CROSSWALK AND STOP BAR DETAIL

NOT TO SCALE



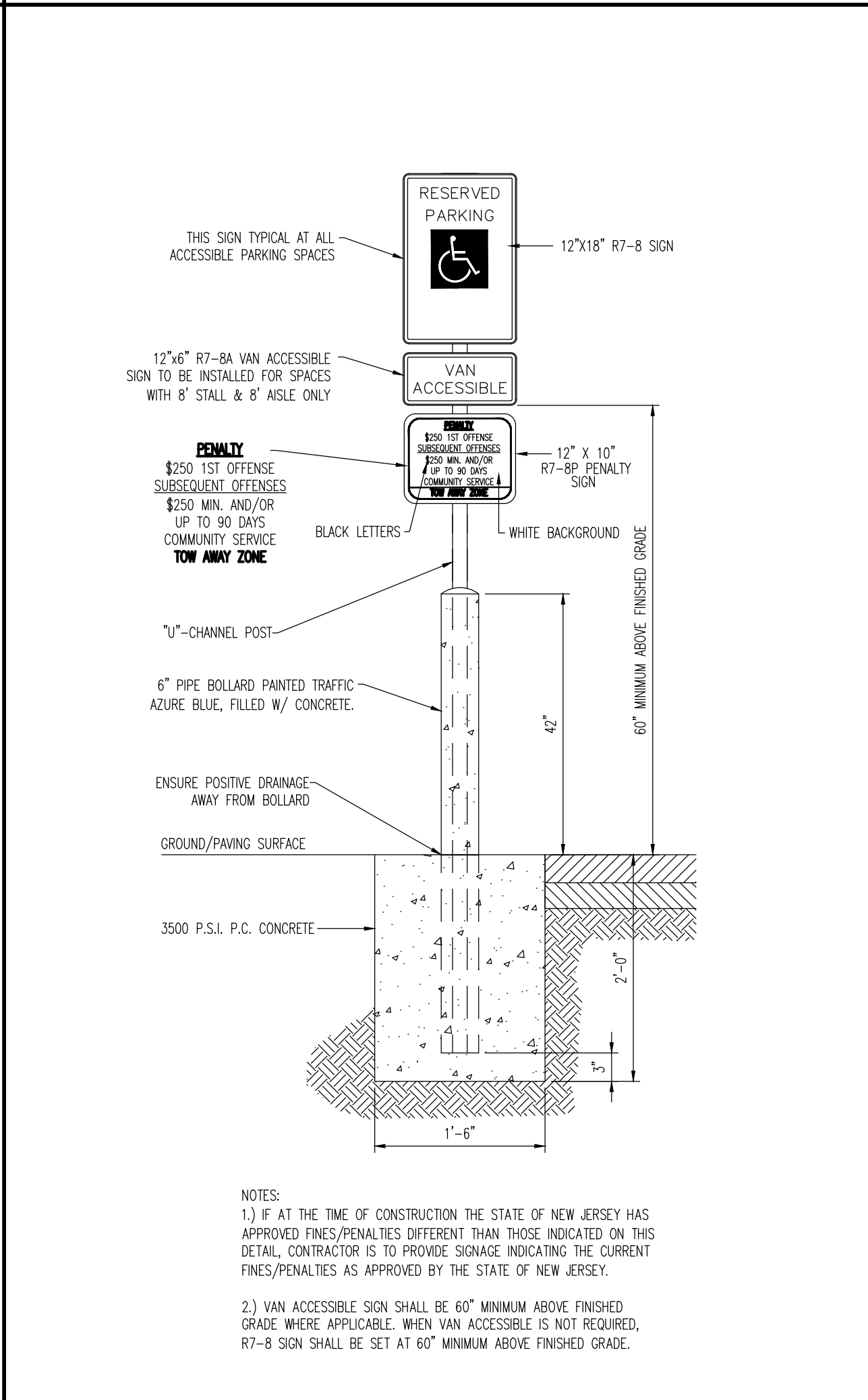
FLUSH CURB AND WALK DETAIL AT BUILDING

NOT TO SCALE



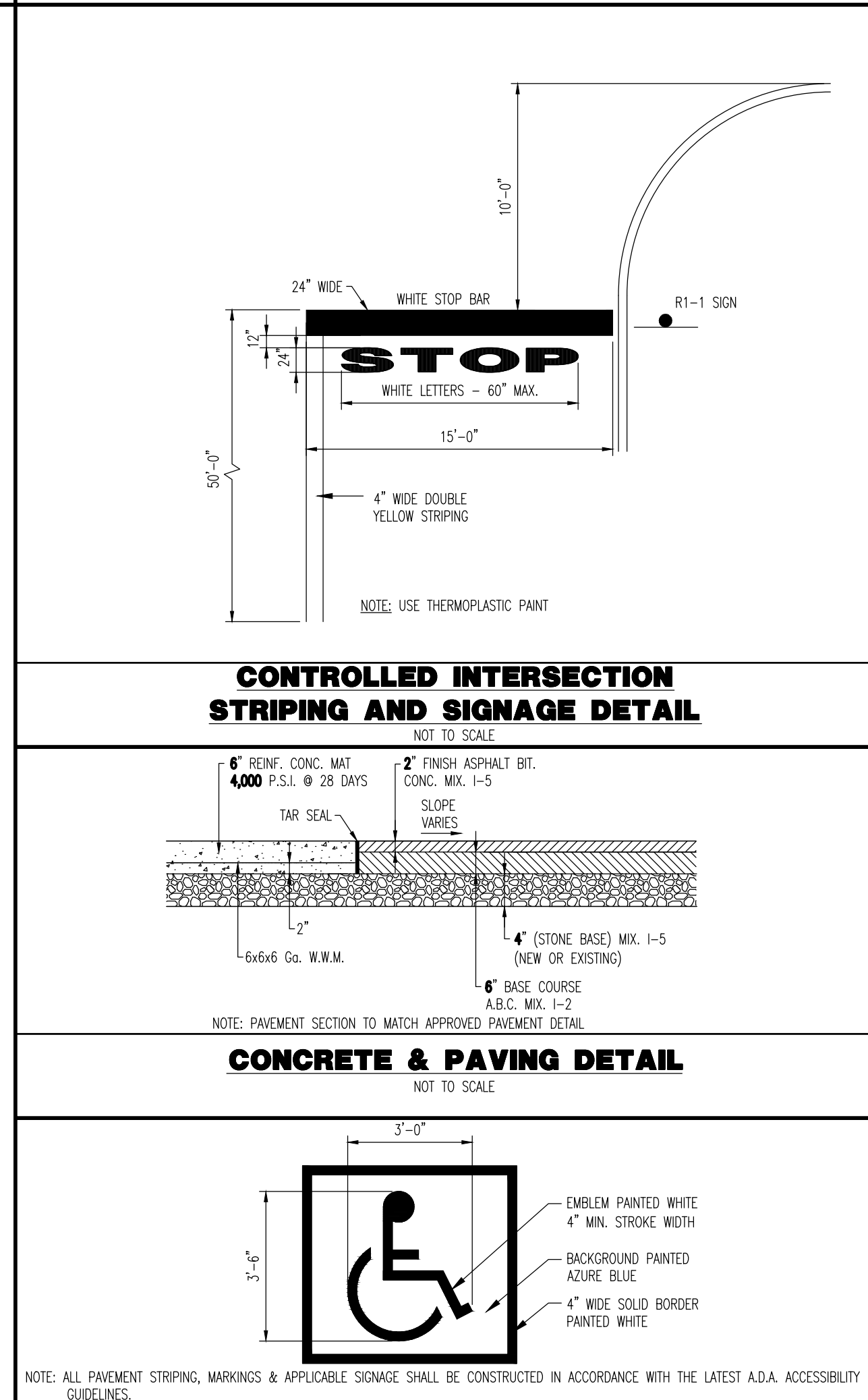
CONCRETE RETAINING WALL DETAIL

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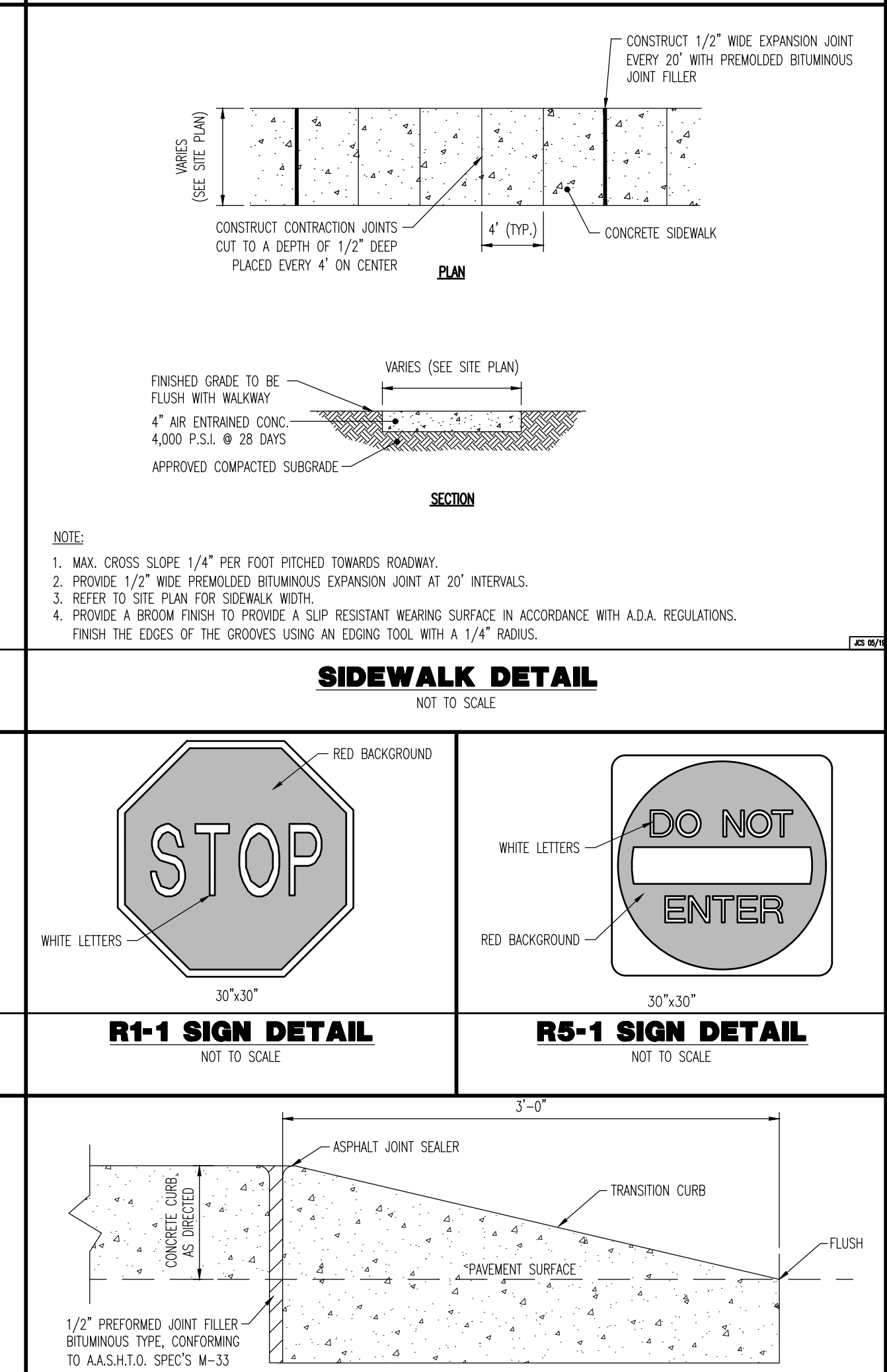
A.D.A. PARKING SIGN ON BOLLARD DETAIL

NOT TO SCALE



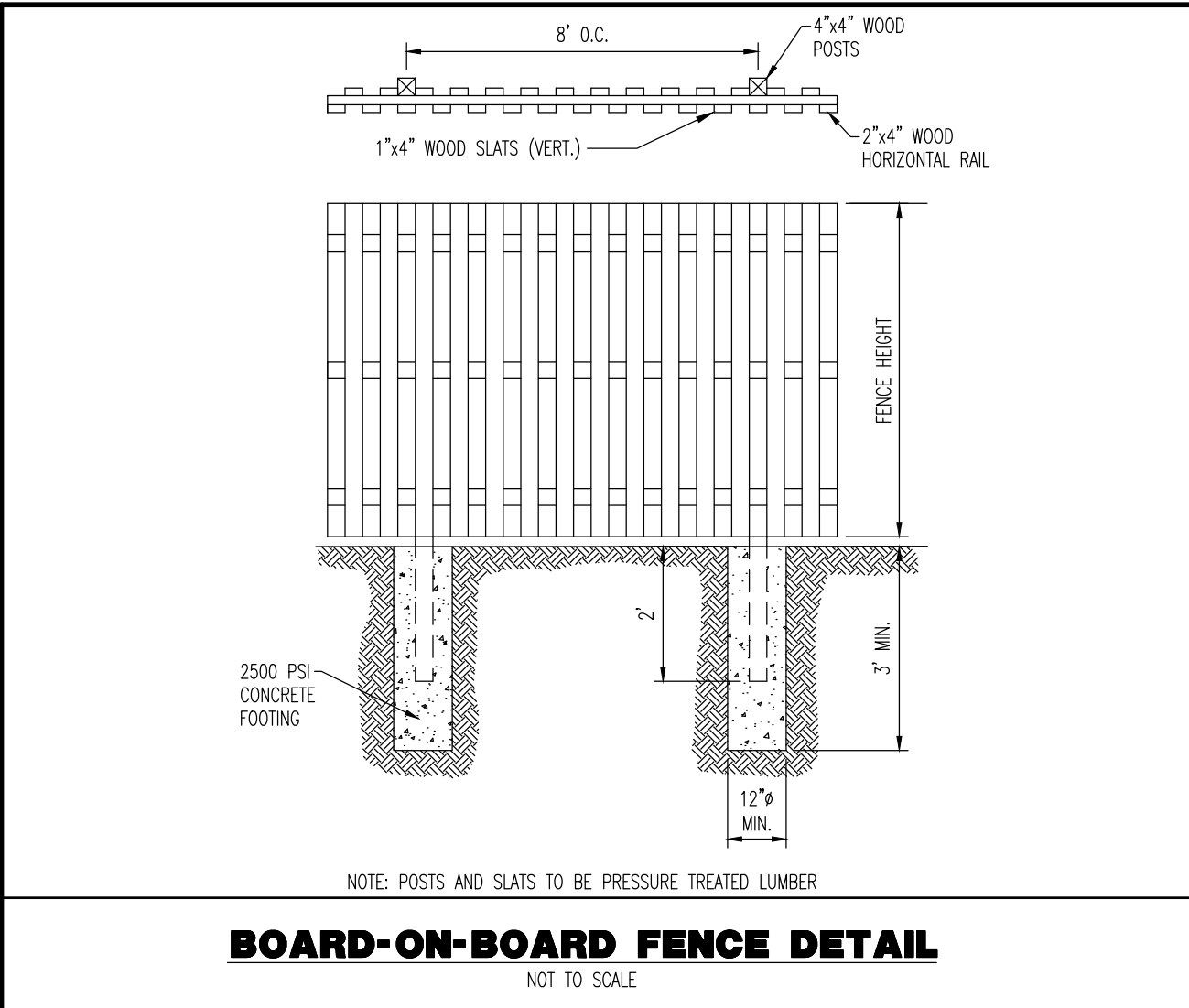
PAINTED A.D.A. PARKING SYMBOL DETAIL

NOT TO SCALE



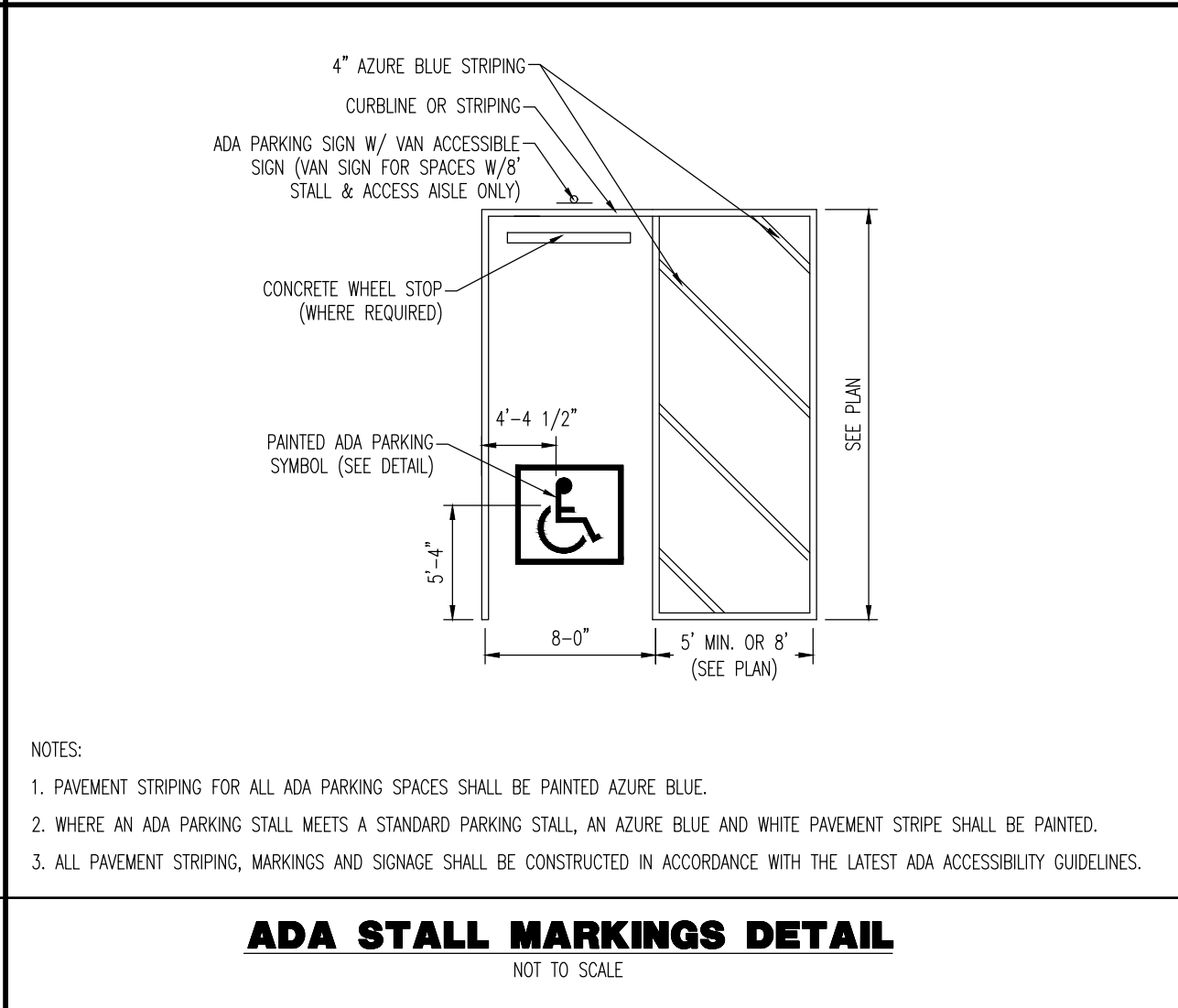
VERTICAL CURB TAPER DETAIL

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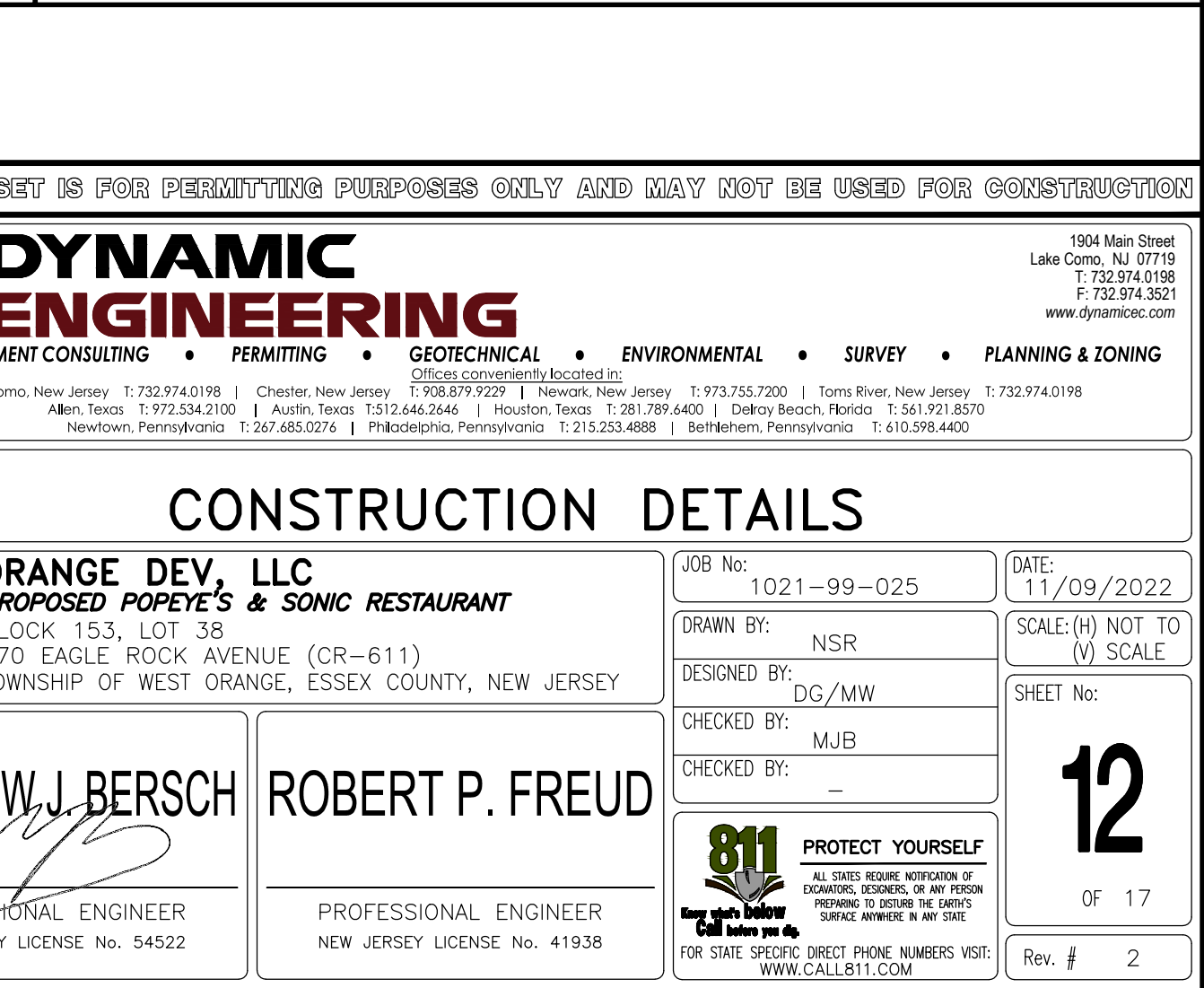
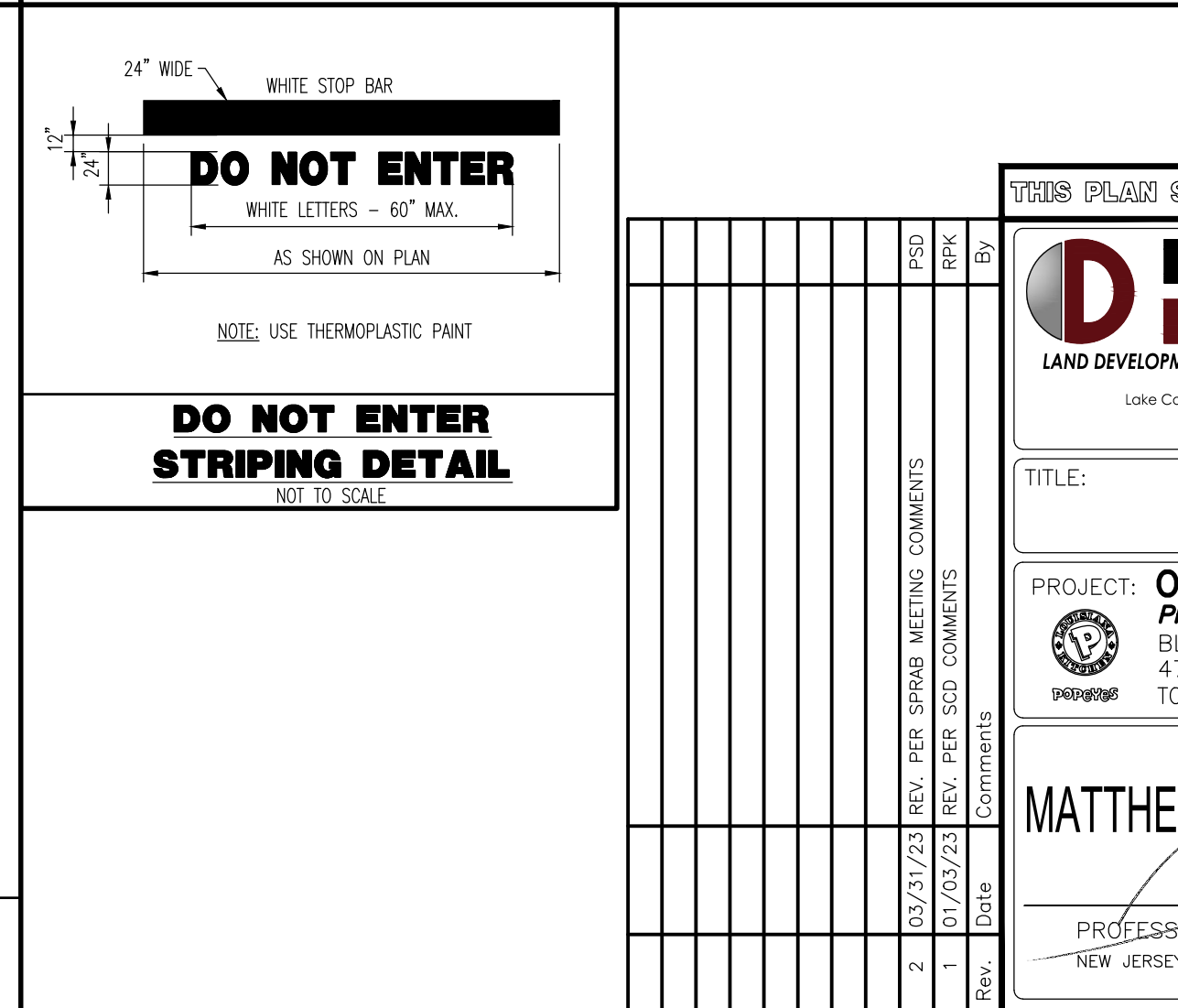
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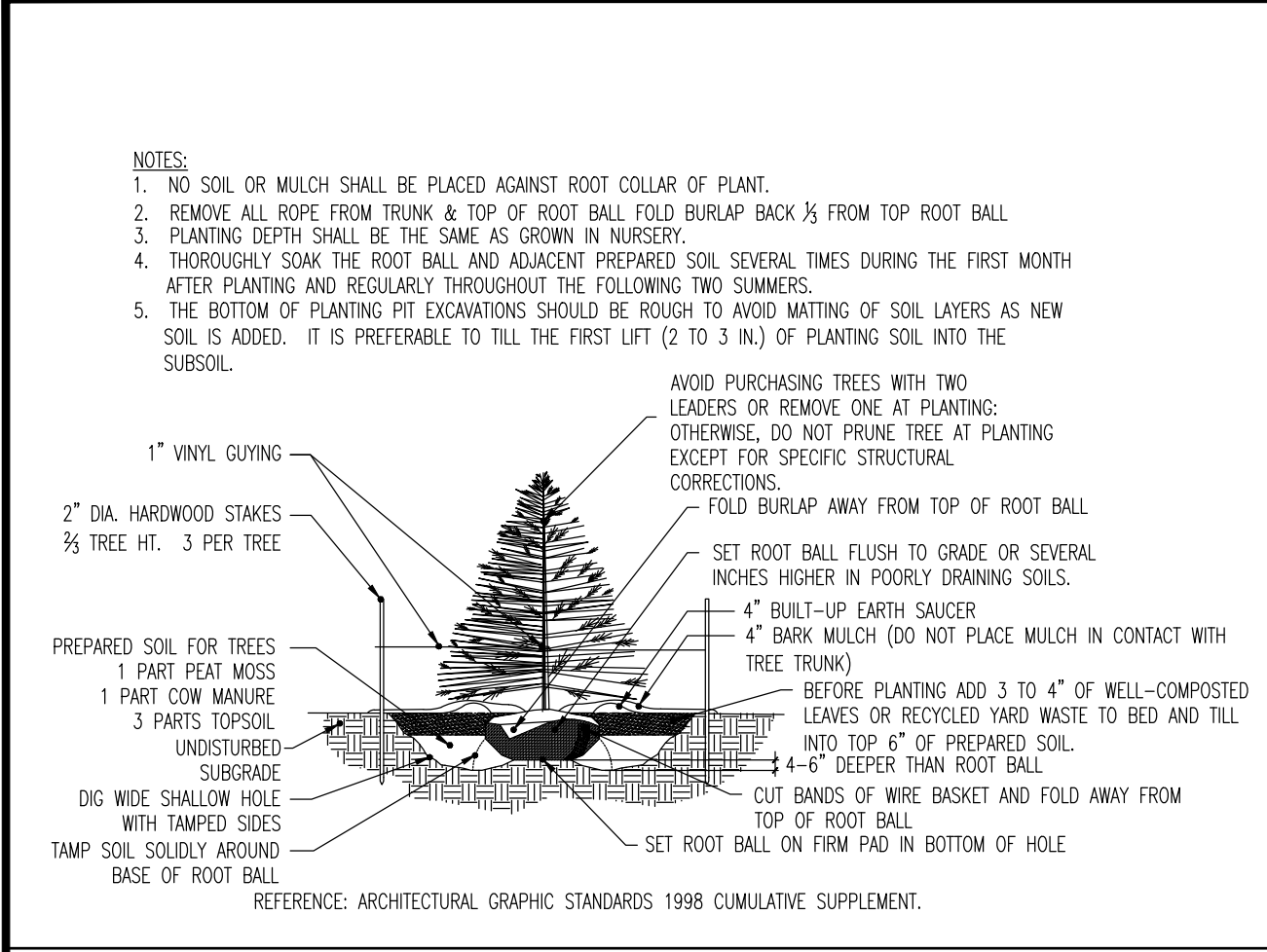
NOT TO SCALE



ADA STALL MARKINGS DETAIL

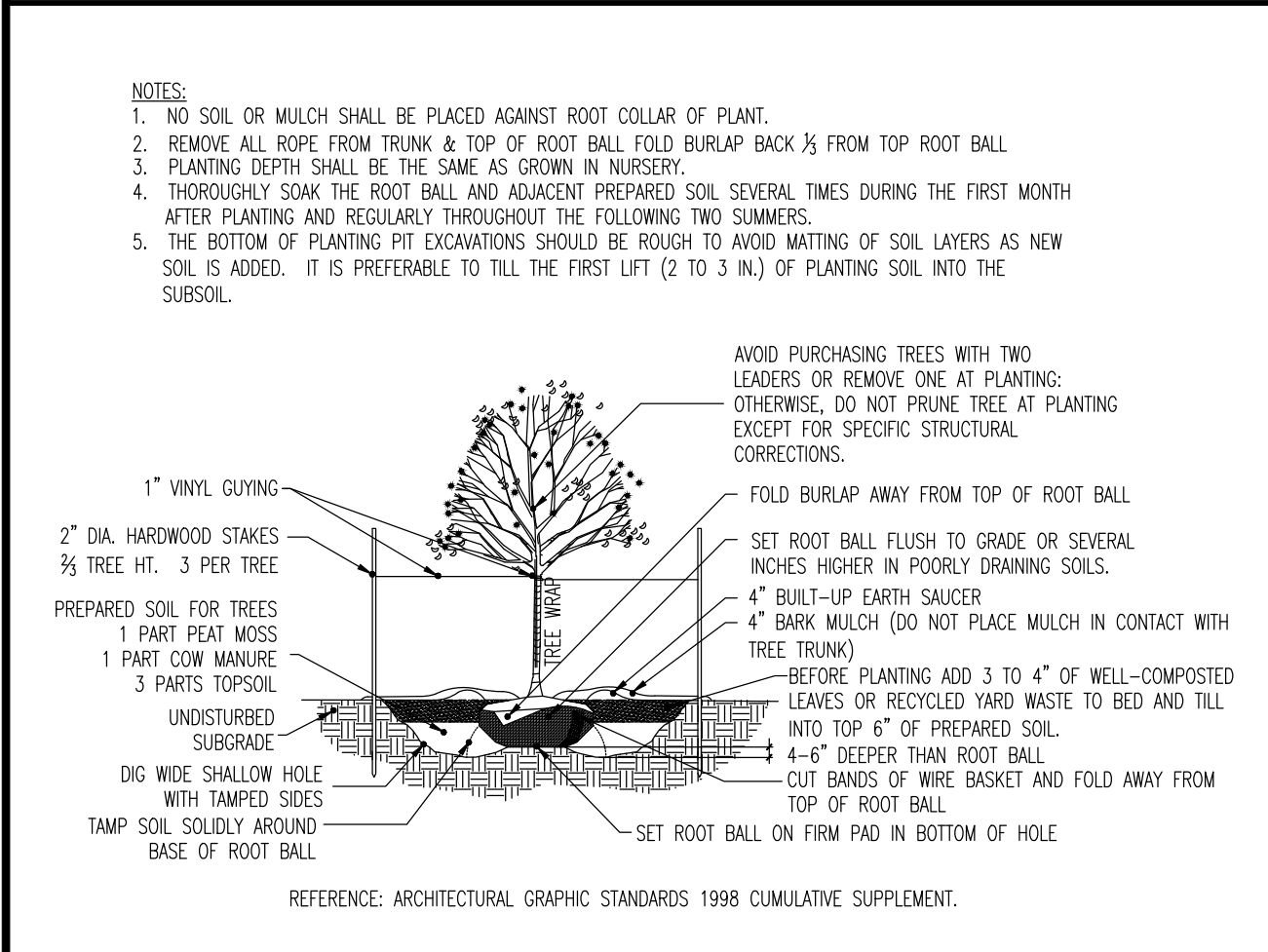
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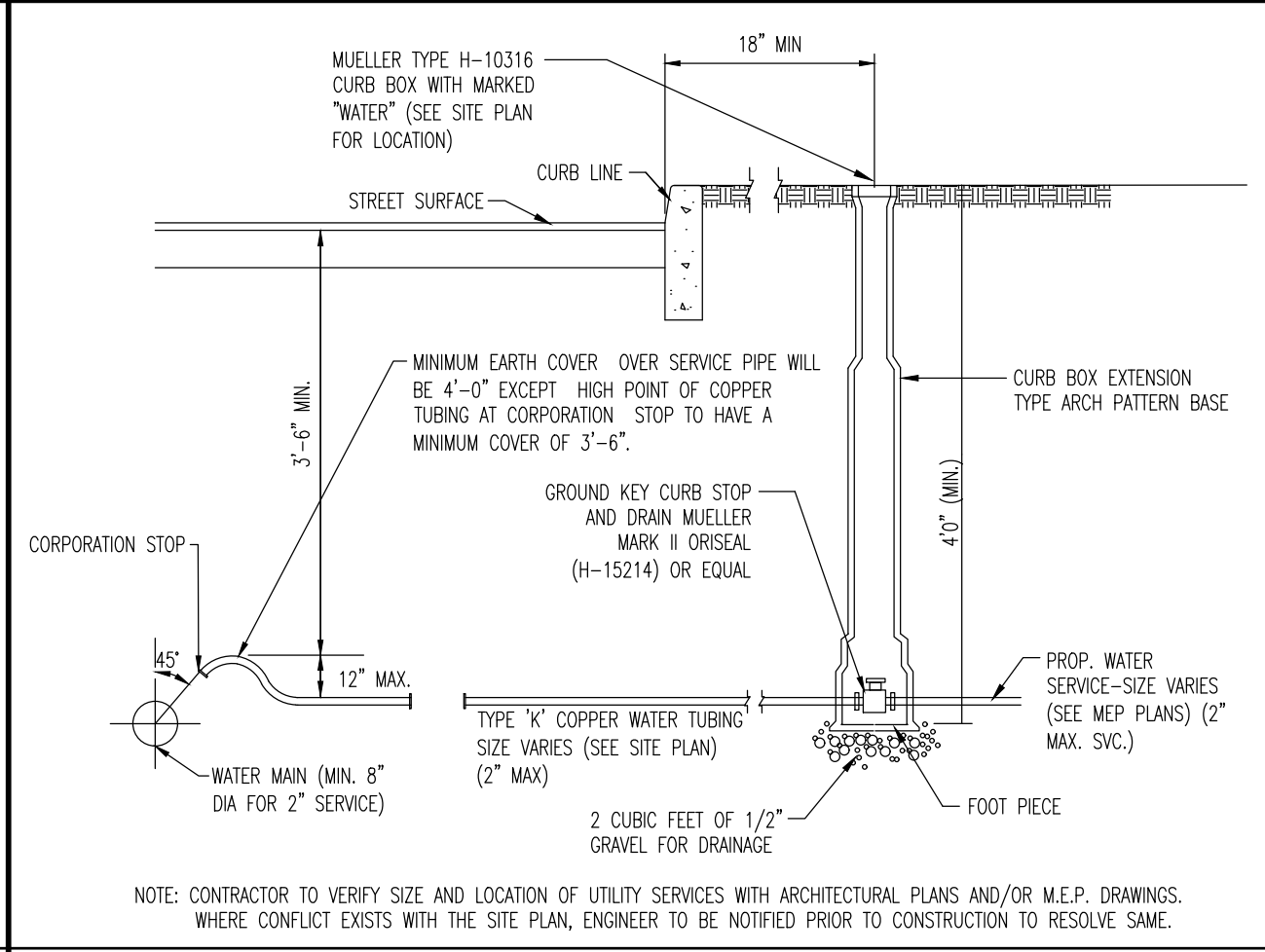
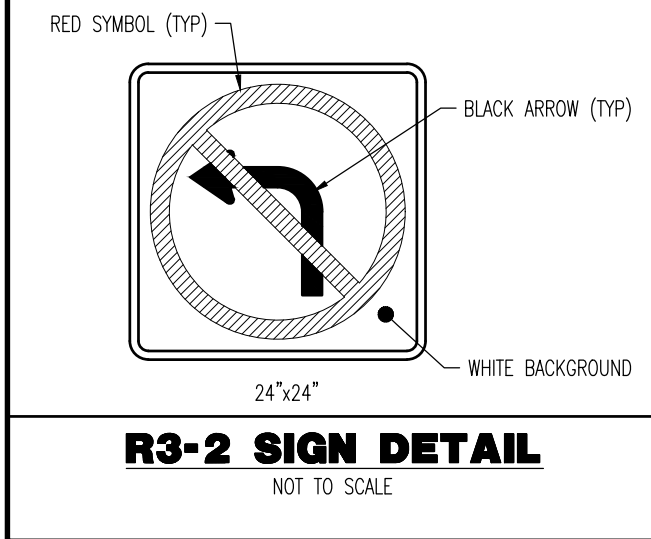
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



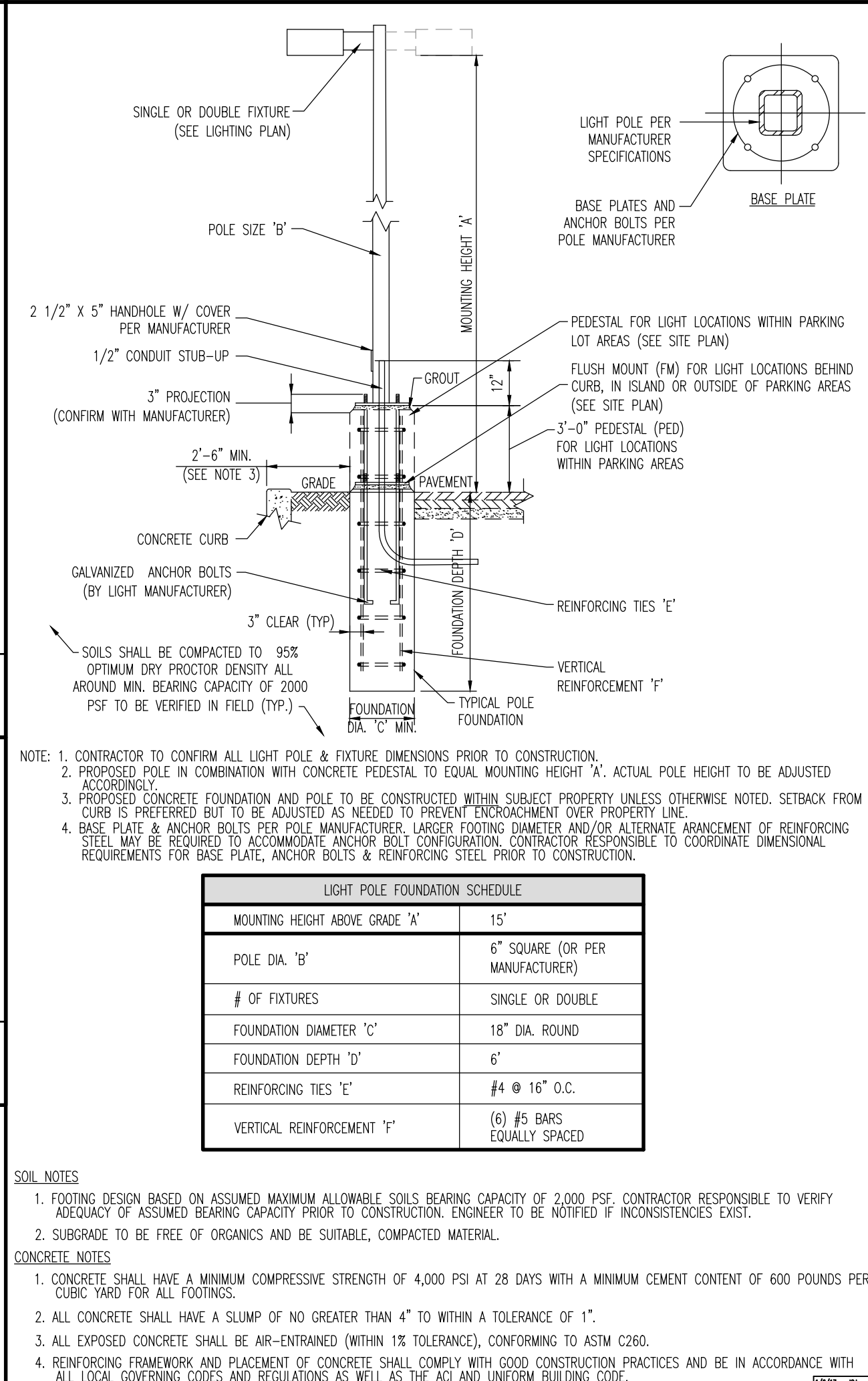
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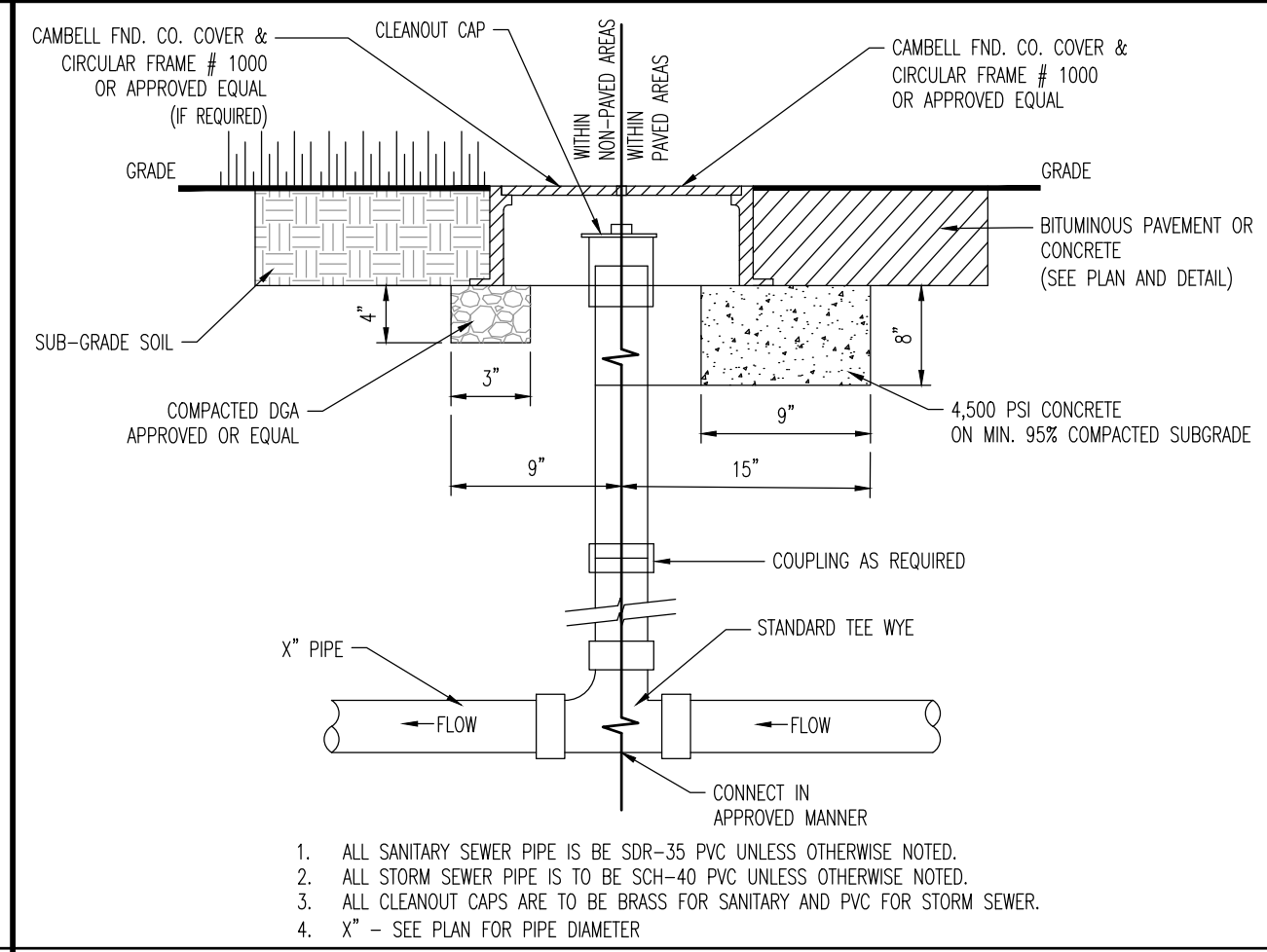
WATER SERVICE CONNECTION

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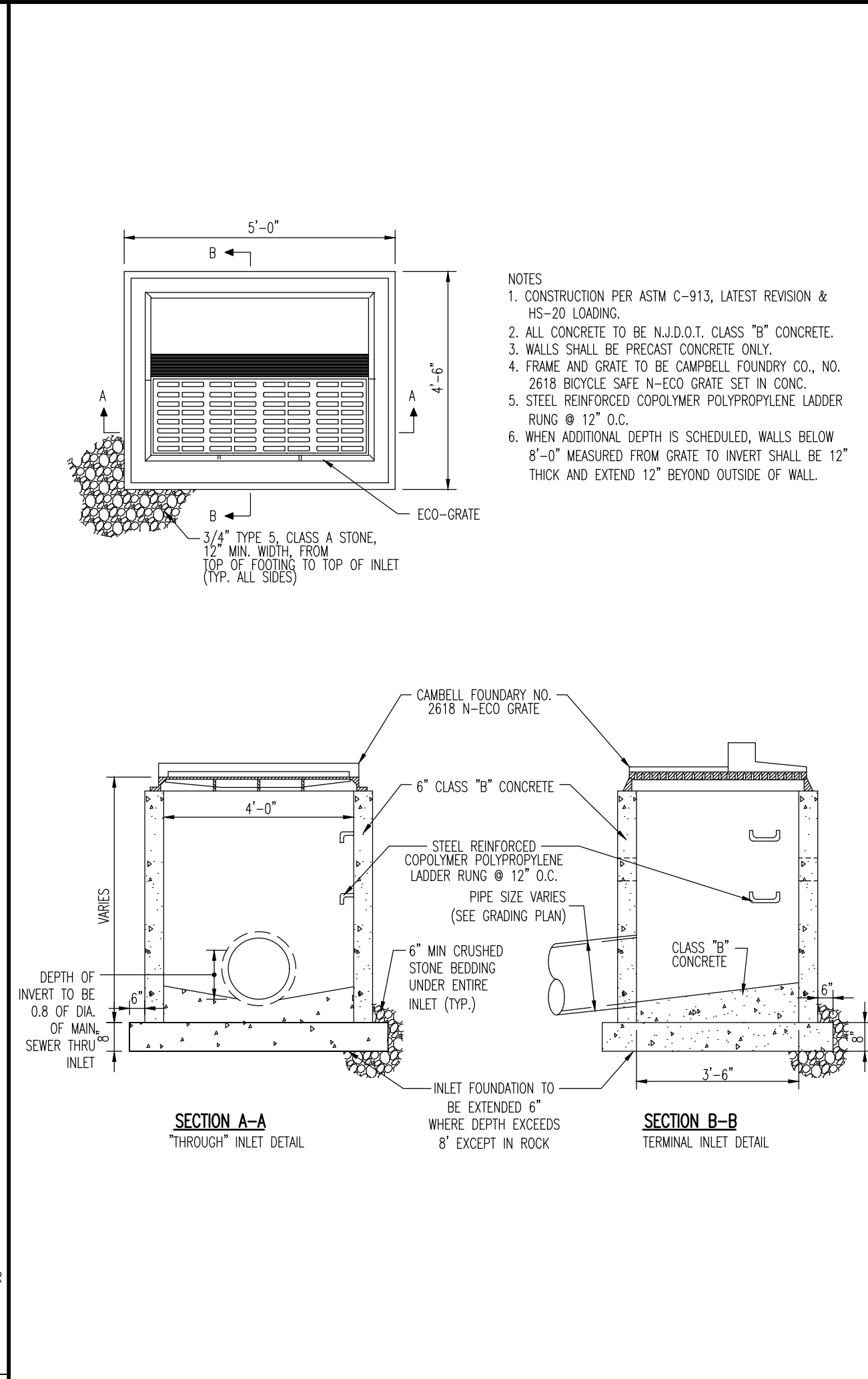
AREA LIGHT FOUNDATION DETAIL

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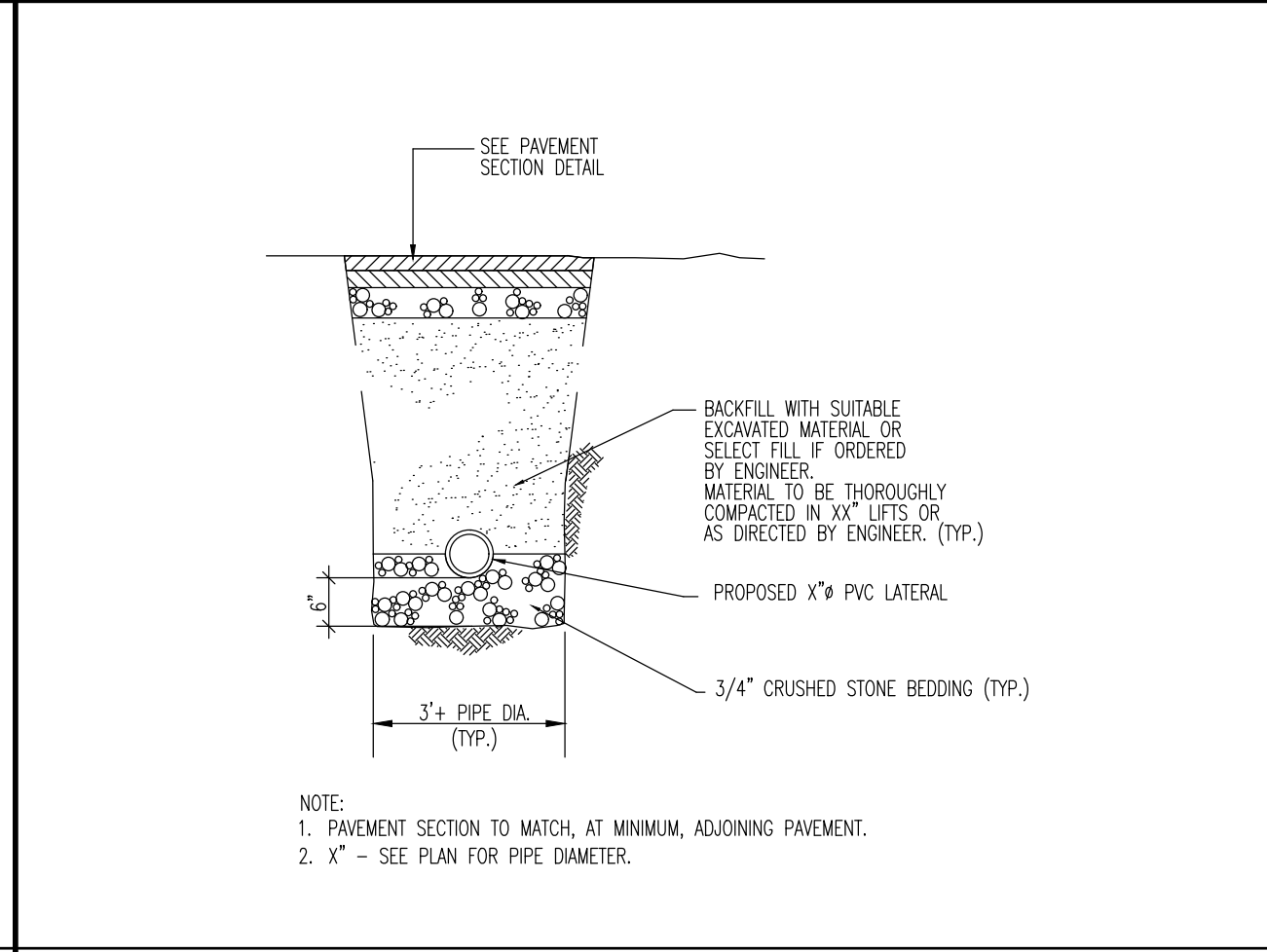
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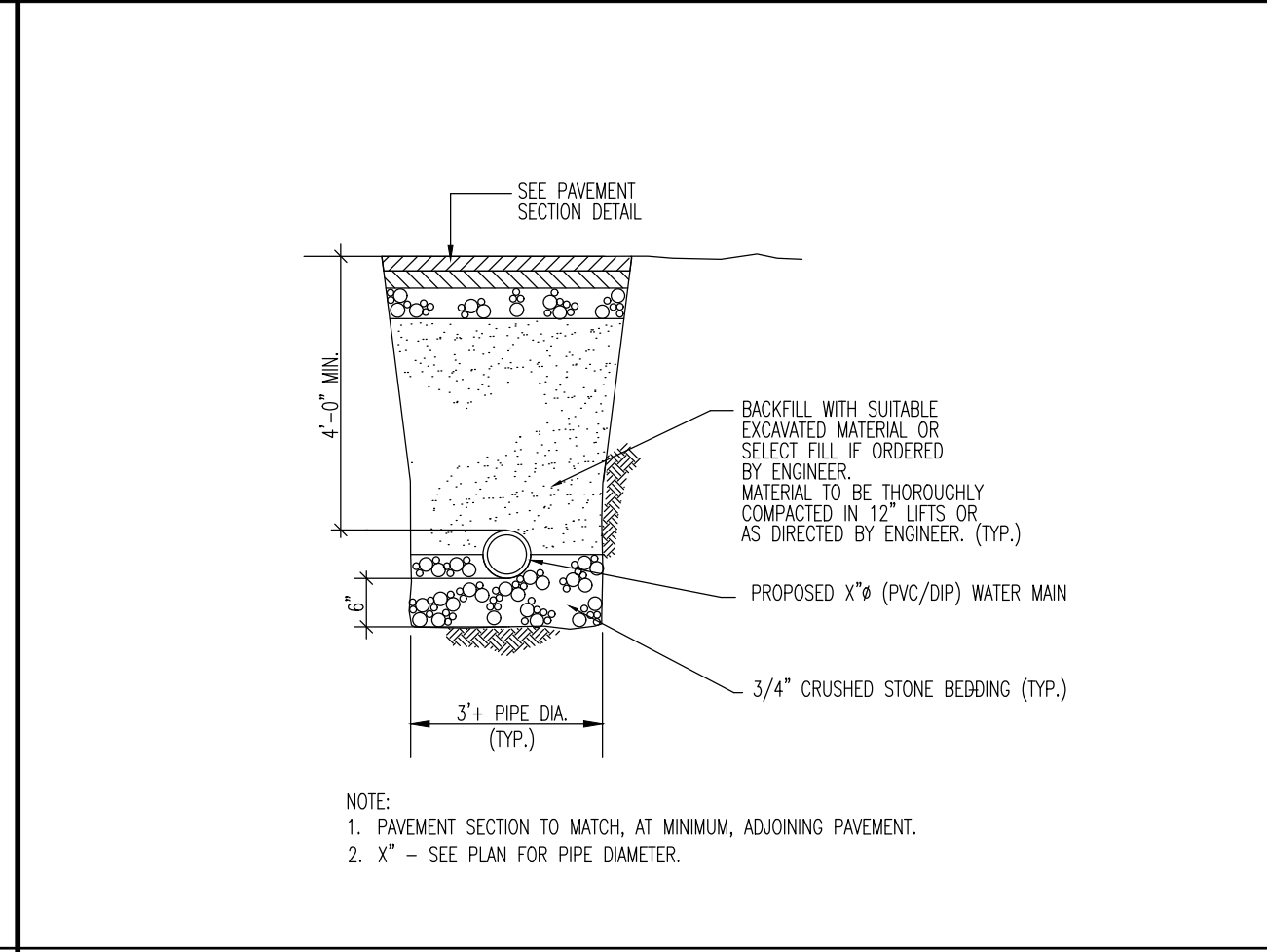
TYPE 'B' INLET

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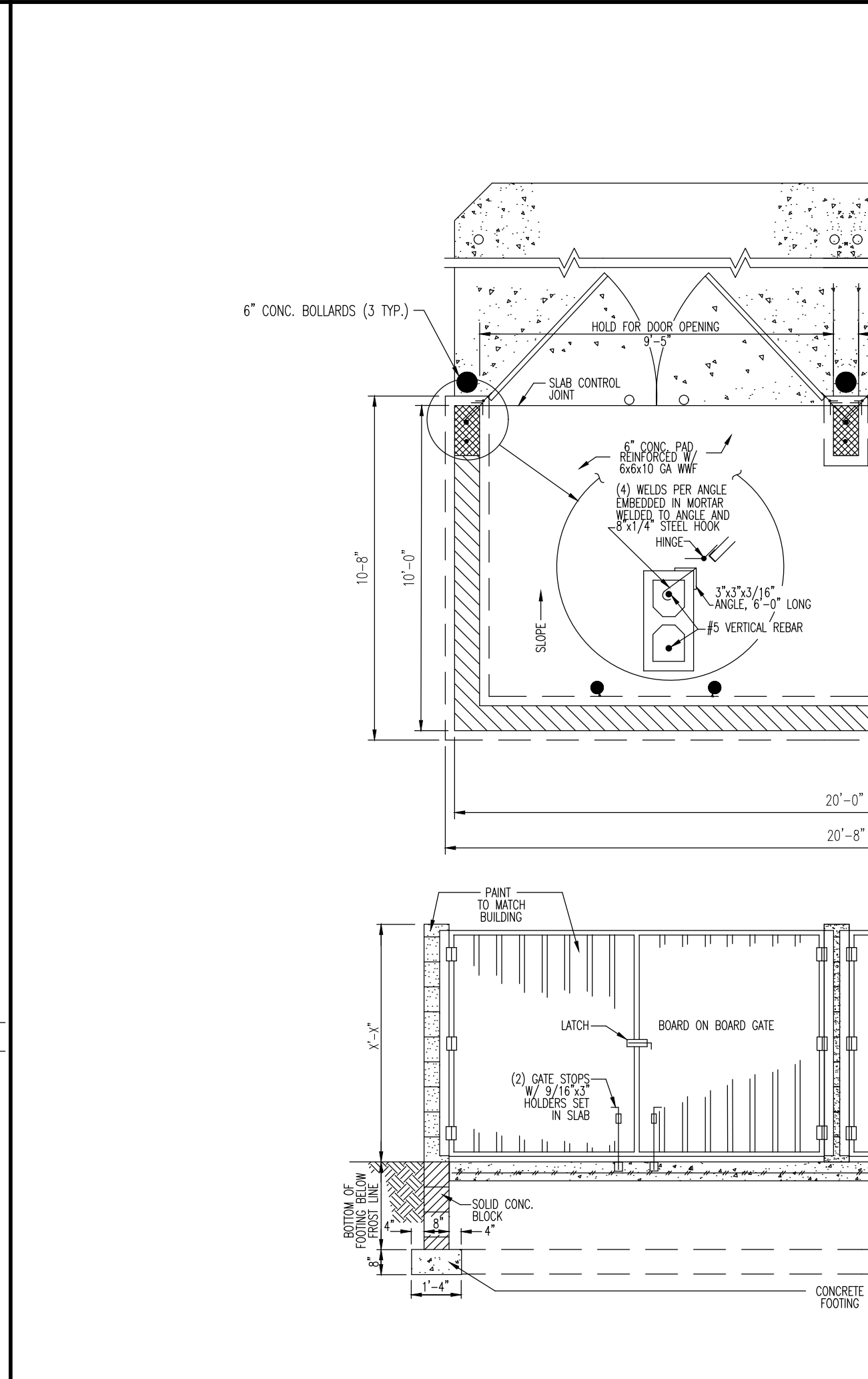
SANITARY SEWER TRENCH DETAIL

NOT TO SCALE



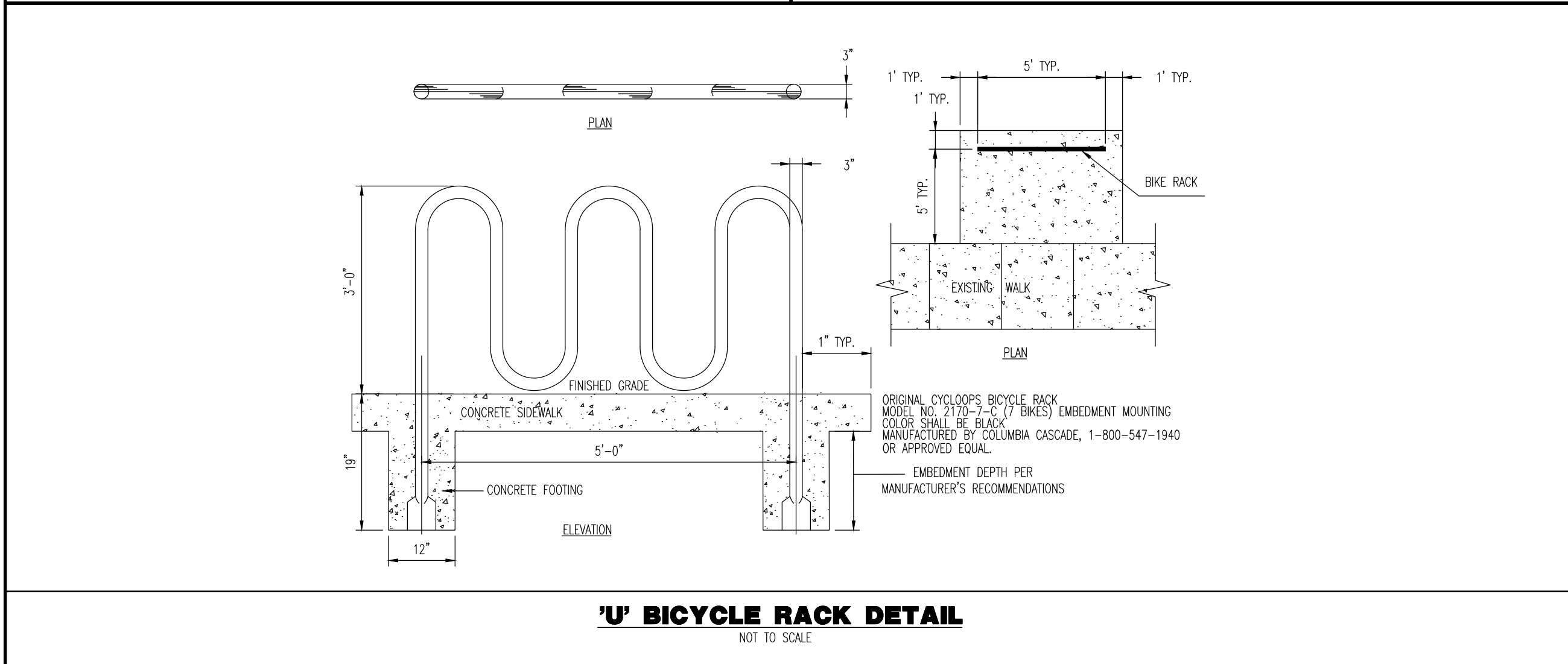
WATER SERVICE TRENCH DETAIL

NOT TO SCALE



MASONRY TRASH/BOARD-ON-BOARD GATE ENCLOSURE DETAIL

NOT TO SCALE



Rev.	Date	Comments
1	07/03/23	REV PER SCD COMMENTS
2	03/31/23	REV PER SPRAB MEETING COMMENTS

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TITLE: **CONSTRUCTION DETAILS**

PROJECT: **ORANGE DEV, LLC
PROPOSED POPEY'S & SONIC RESTAURANT**

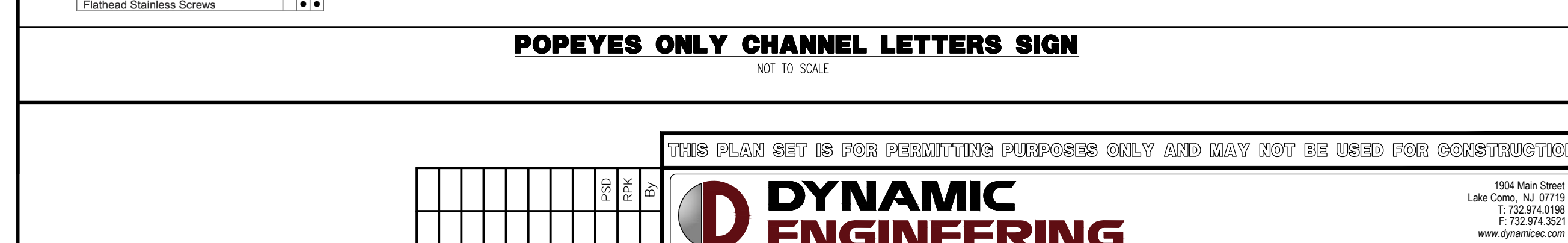
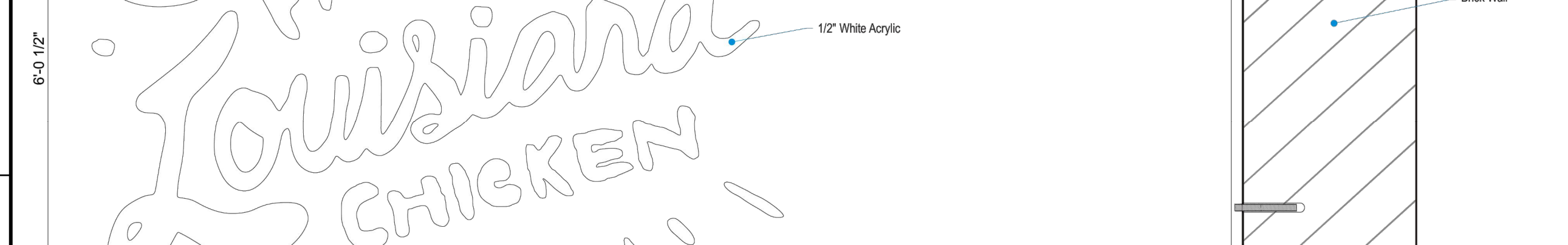
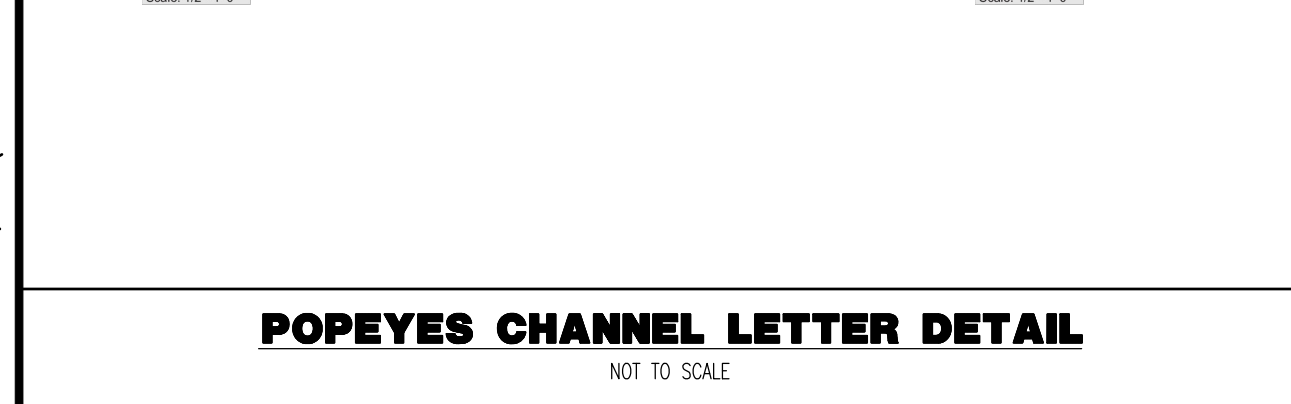
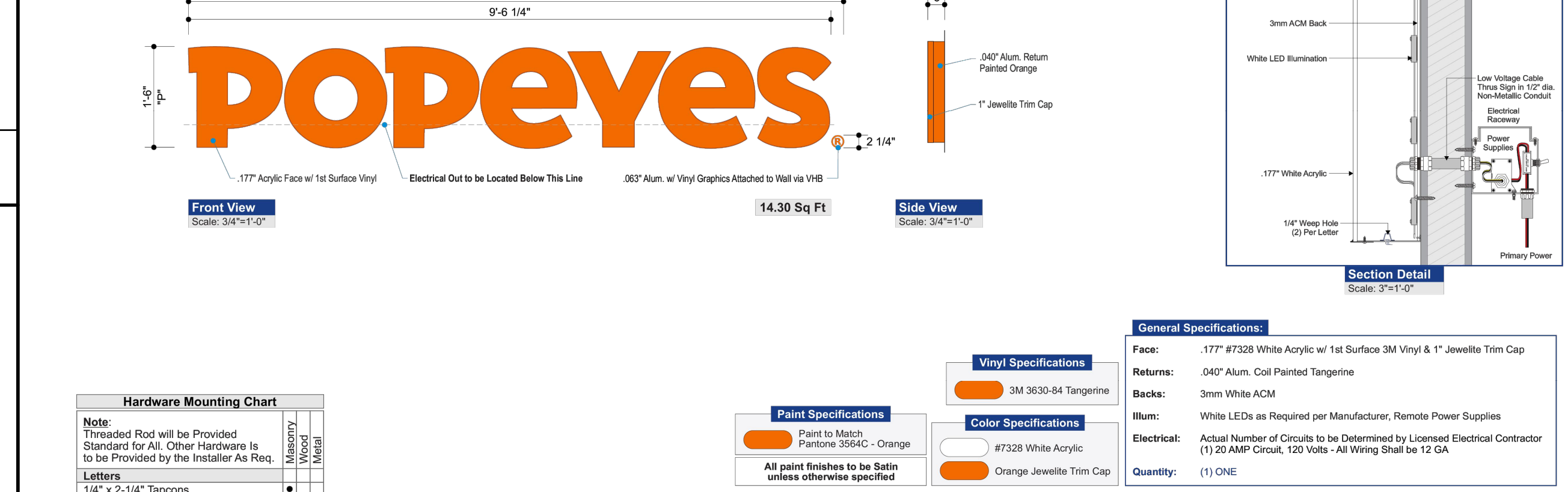
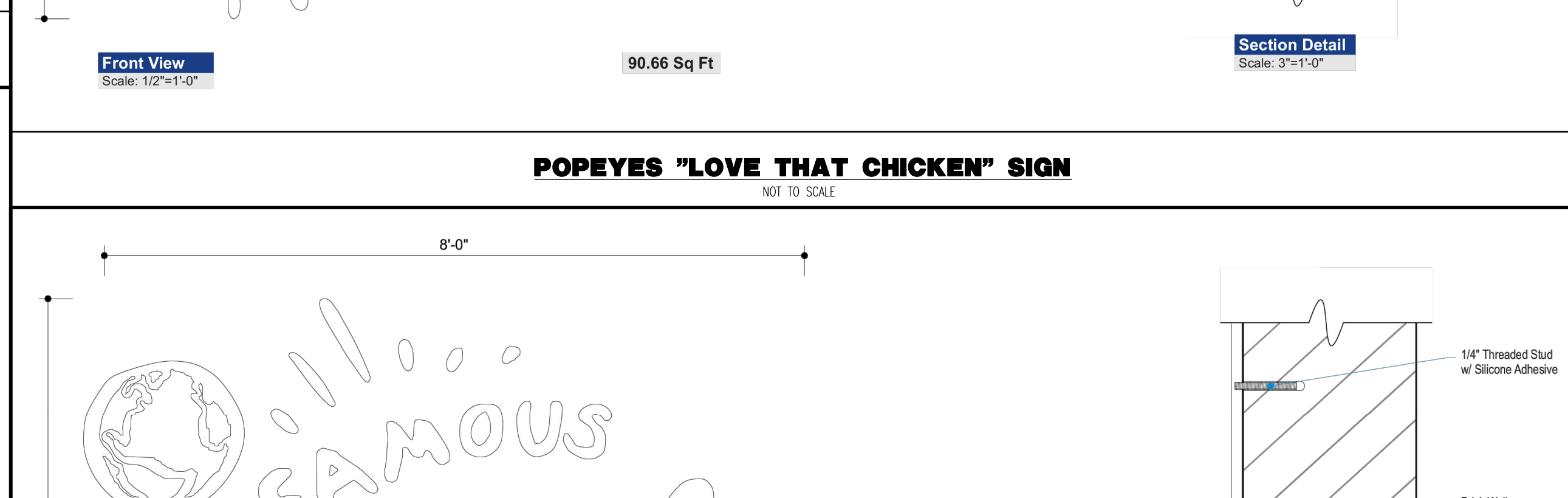
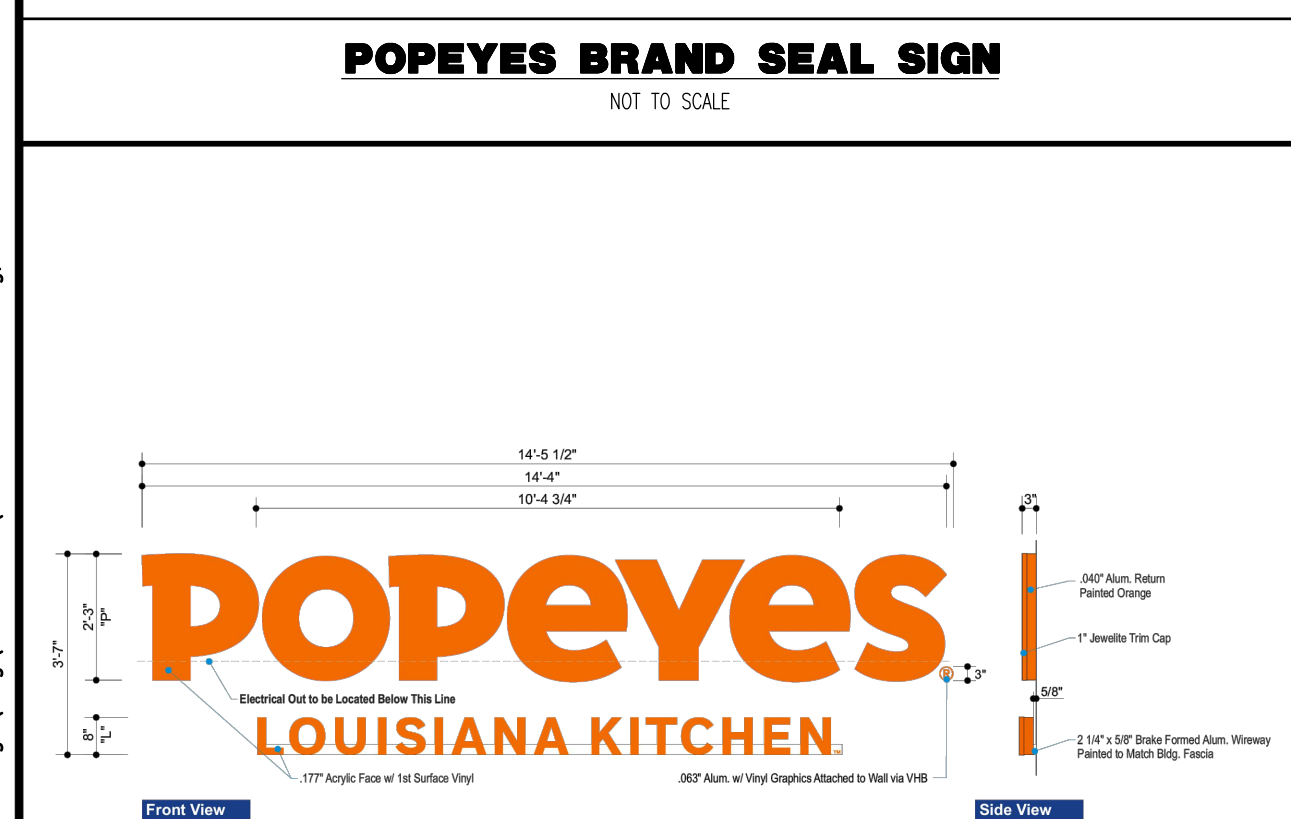
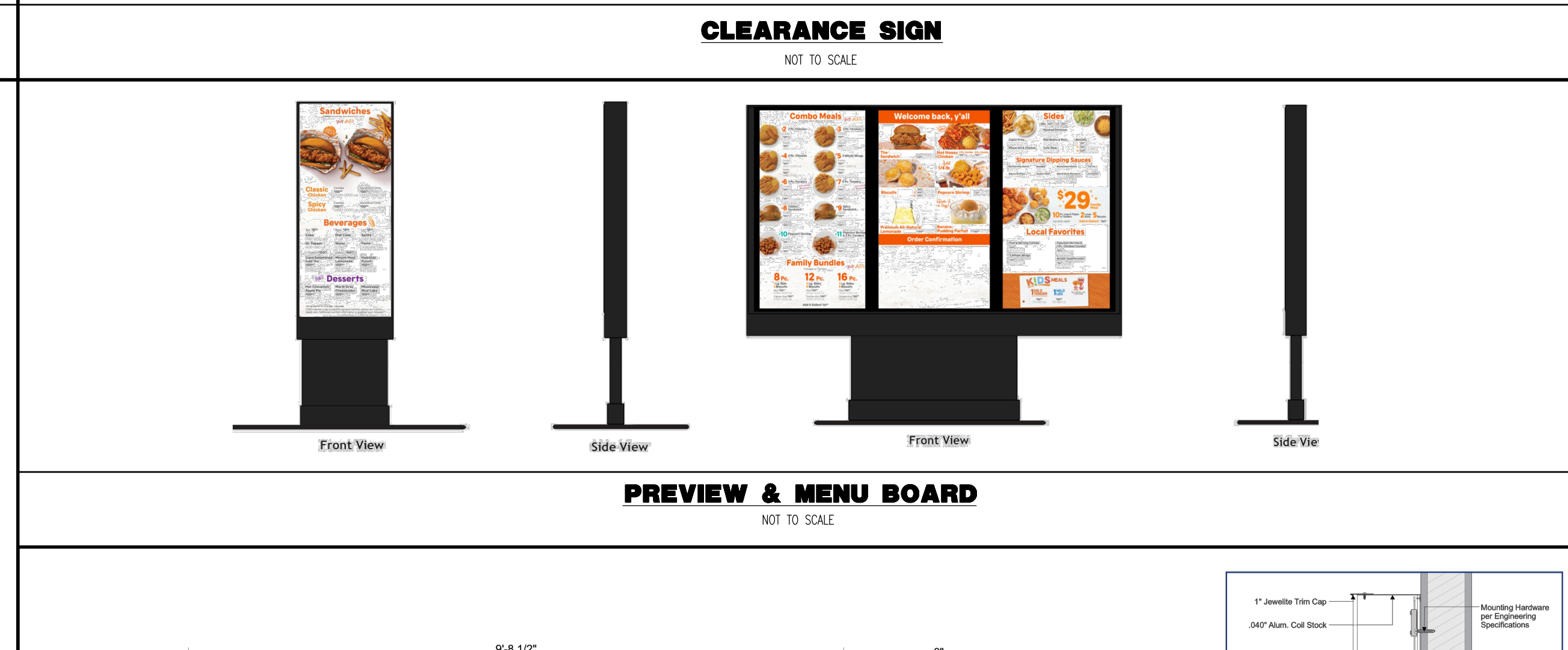
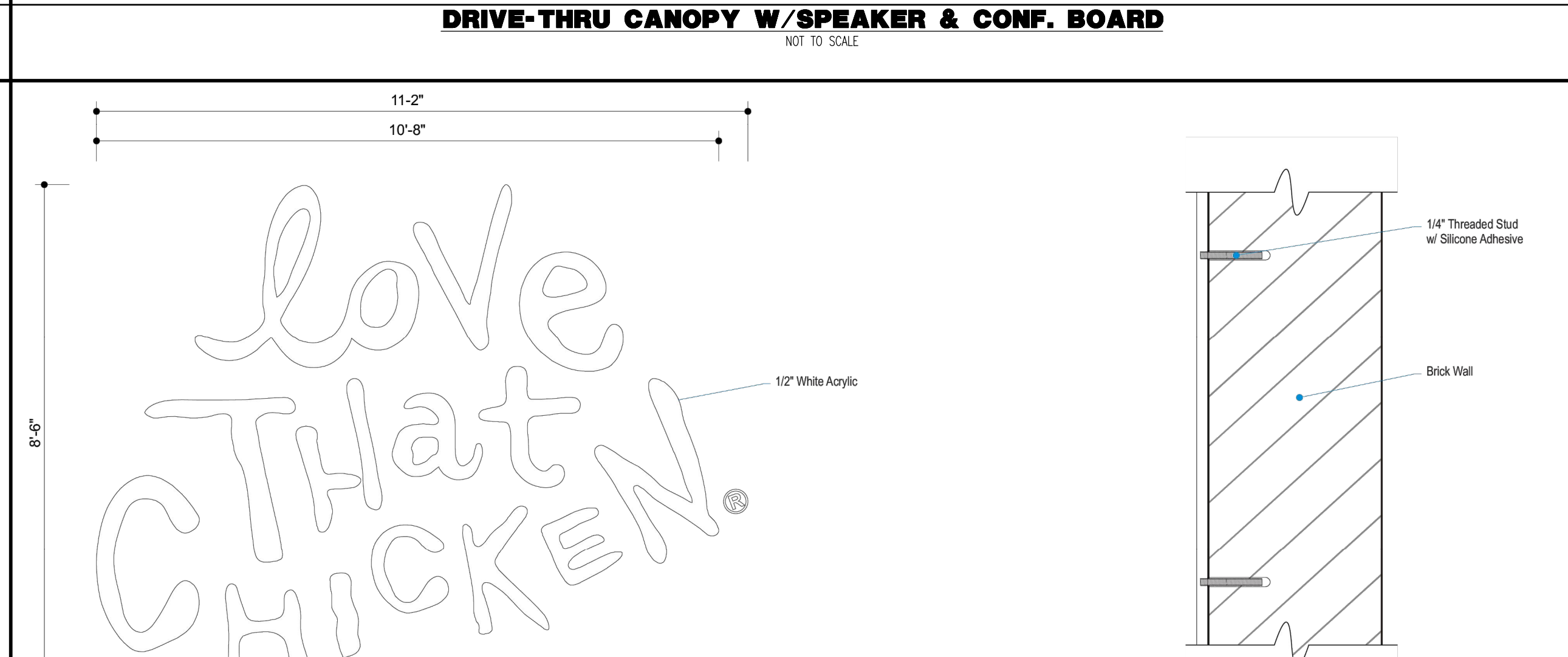
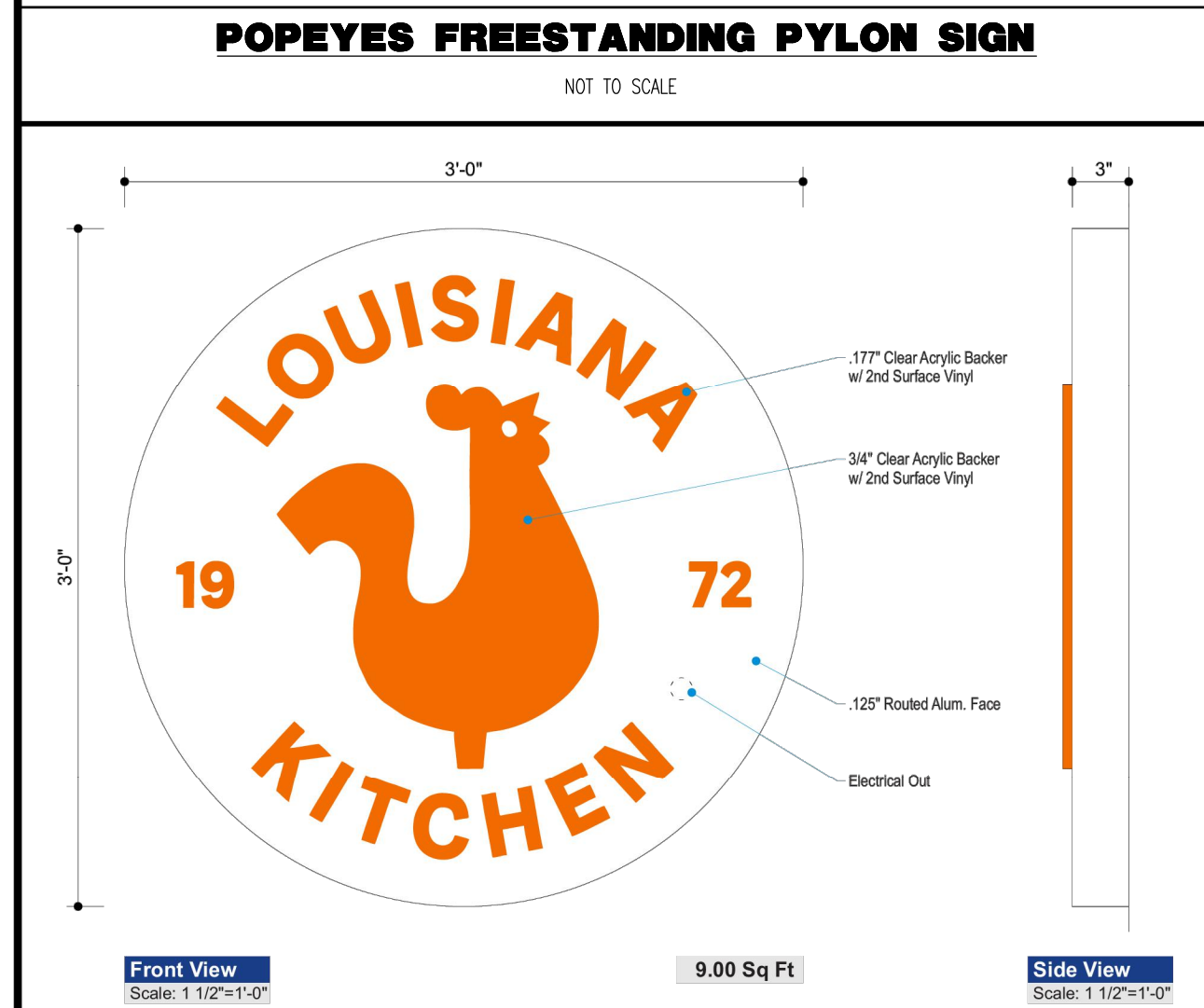
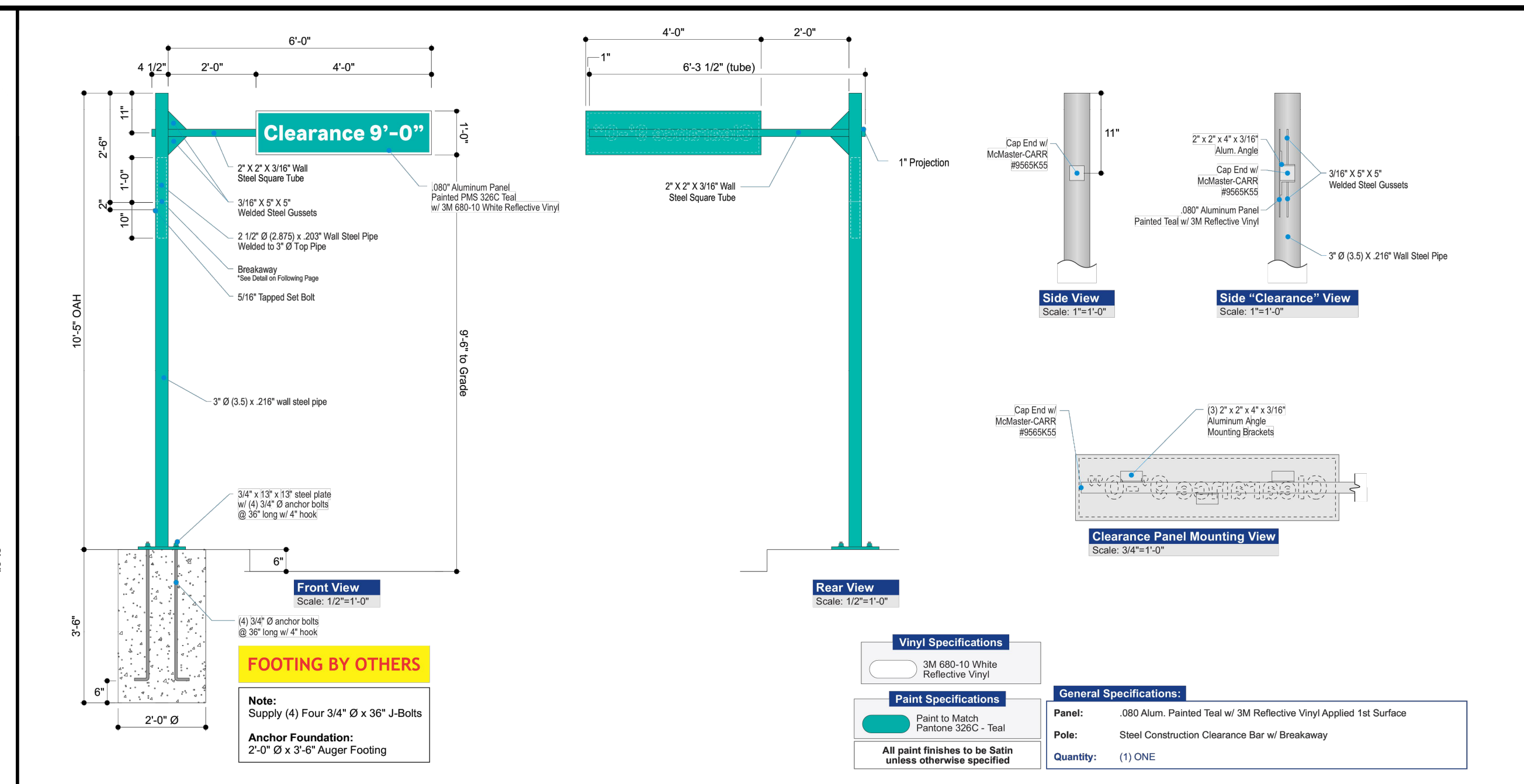
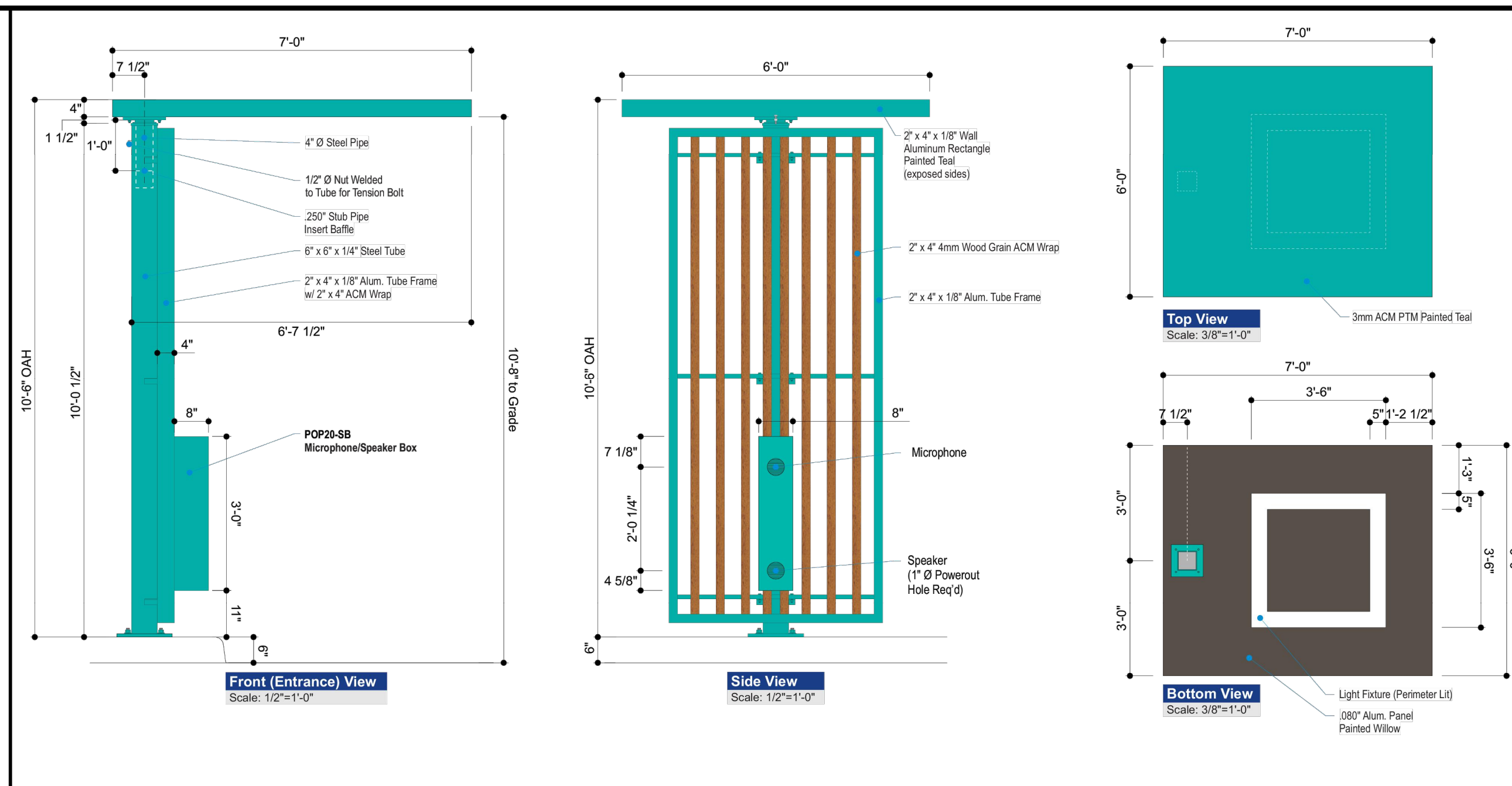
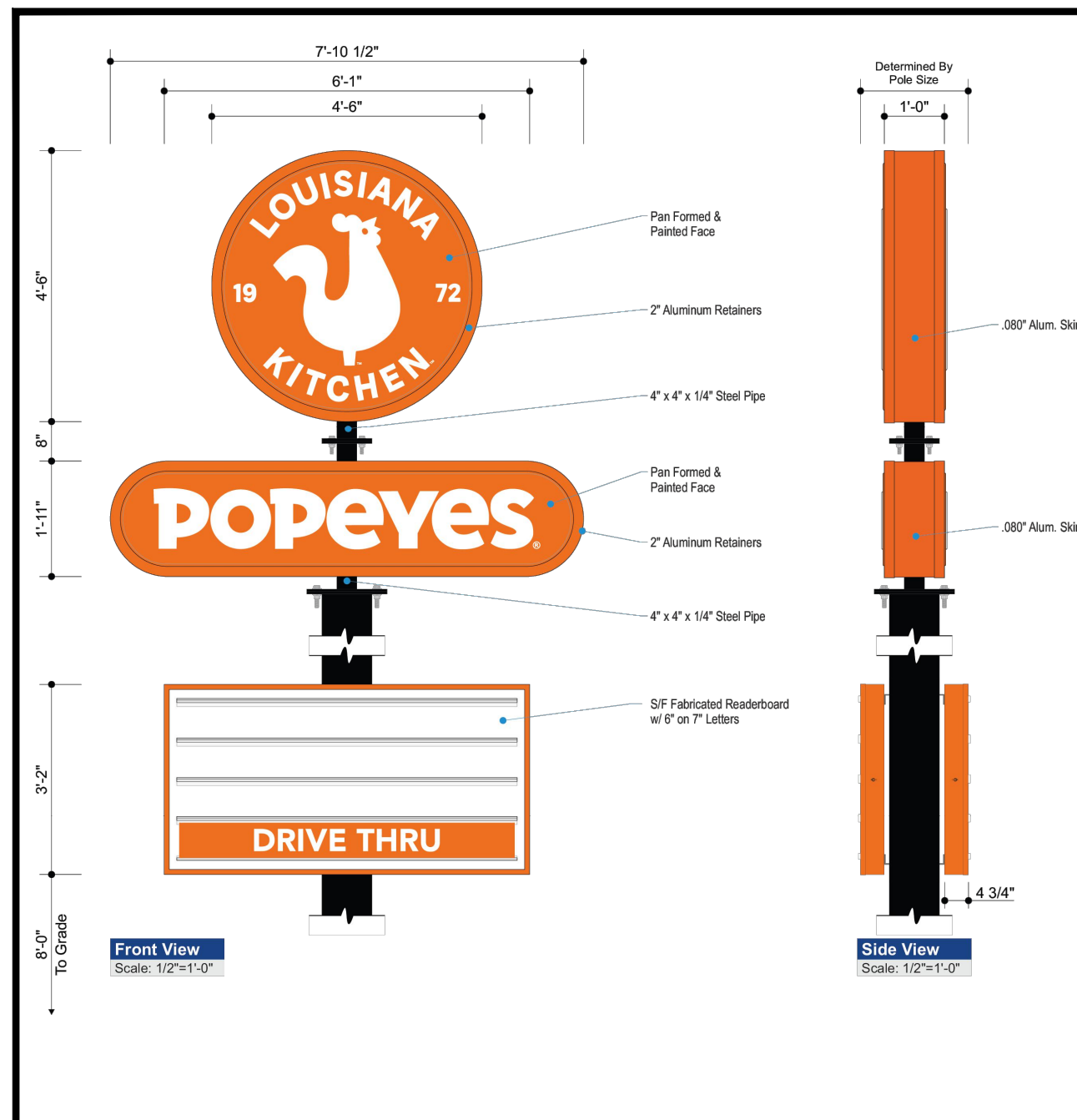
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: NSR
SCALE: (H) NOT TO SCALE
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SHEET No: 13
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Rev. # 2

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

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

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FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

[illegible]

The drawing consists of three main parts: a front view, a section detail, and a central title block. The front view on the left shows a rectangular sign with a white background and a black border. It features the text 'POPEYES' in a large, bold, sans-serif font, followed by 'LOVE THAT CHICKEN' in a smaller, bold, sans-serif font. Below this, the words 'NOT TO SCALE' are written in a small, sans-serif font. The section detail on the right shows a cross-section of the sign, revealing its internal structure and the mounting hardware. It includes a label 'Section Detail' and a scale 'Scale: 3"=1'-0"'. The central title block contains the text '48.33 Sq Ft' and 'POPEYES "LOVE THAT CHICKEN" SIGN' in a large, bold, sans-serif font, with 'NOT TO SCALE' written below it.

Front View
Scale: 3/4"=1'-0"

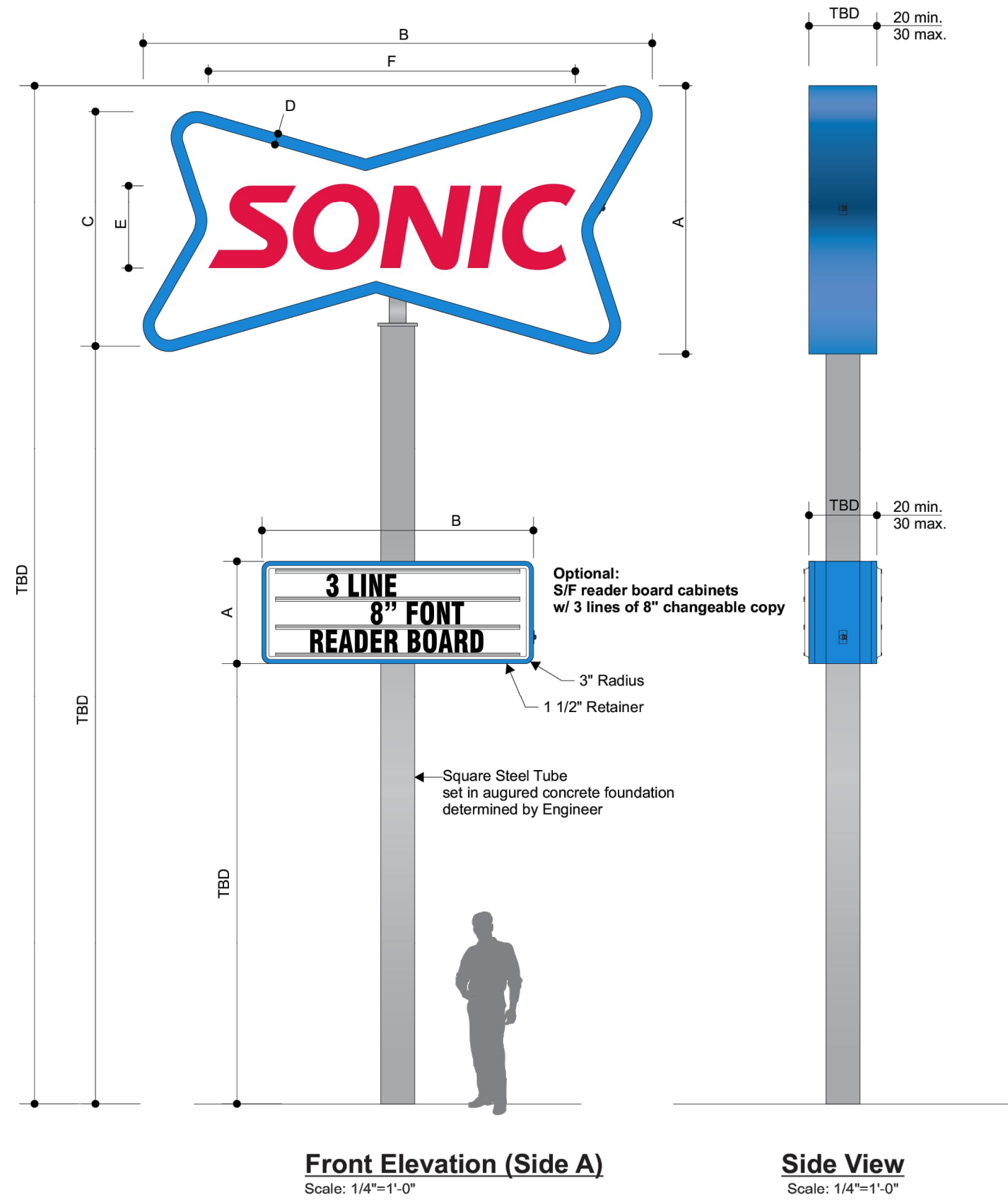
48.33 Sq Ft

Section Detail
Scale: 3"=1'-0"

POPEYES "LOVE THAT CHICKEN" SIGN
NOT TO SCALE

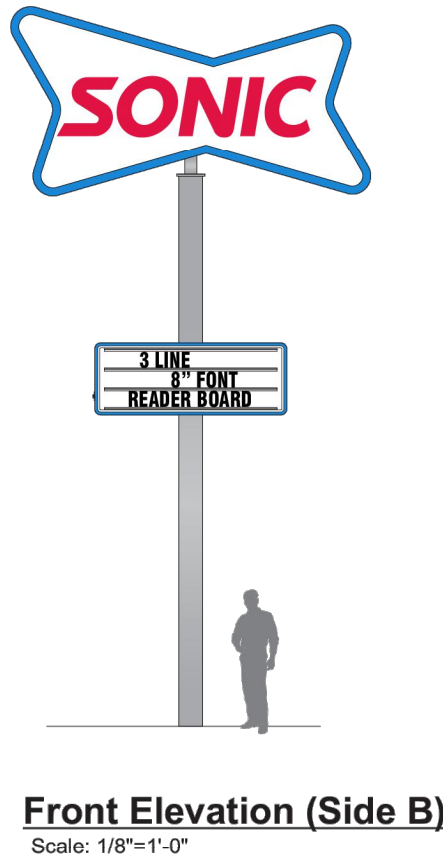
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				TITLE: CONSTRUCTION DETAILS	
		PROJECT: ORANGE DEV, LLC PROPOSED POPEYE'S & SONIC RESTAURANT  470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		JOB No: 1021-99-025 DRAWN BY: NSR DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: —	
		MATTHEW J. BERSCH  PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	
		2 03/31/23 REV. PER SPRAB MEETING COMMENTS		JOB No: 1021-99-025 DRAWN BY: NSR DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: —	
		1 07/03/23 REV. PER SCD COMMENTS		DATE: 11/09/2022 SCALE: (H) NOT TO (V) SCALE SHEET No: 14 OF 17	
		Rev. # 2		Rev. # 2	

Plotted: 04/06/23 - 12:08 PM, By: cnyeyes, Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1021 Penkin Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SD2.dwg, ----> 15 CONSTRUCTION DETAILS



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)

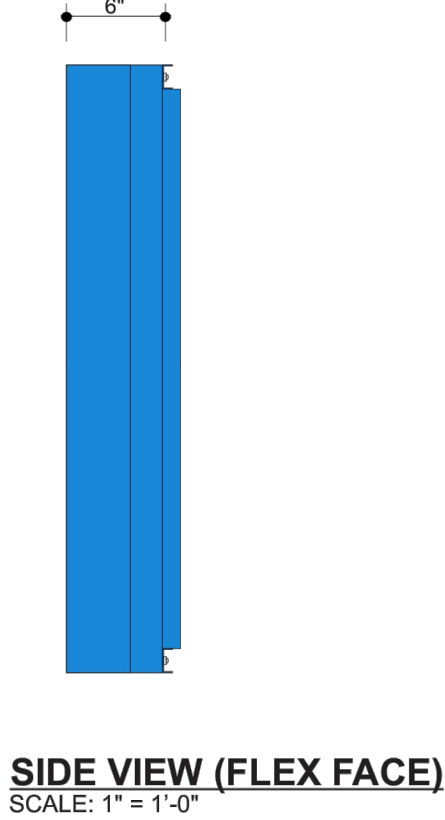
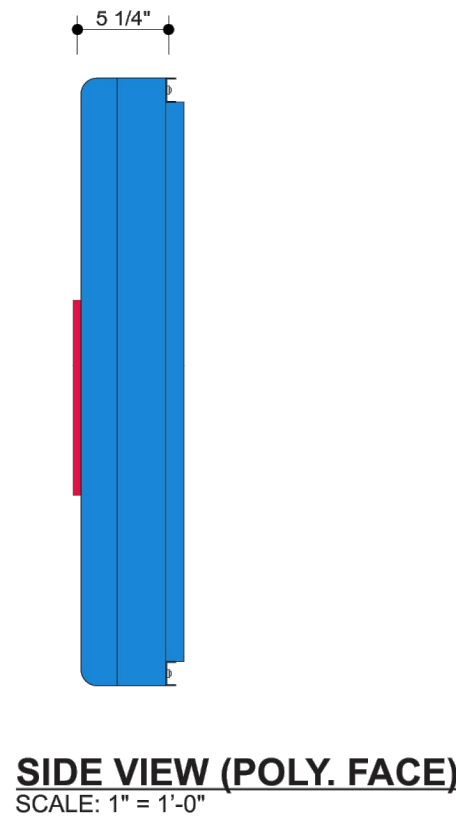
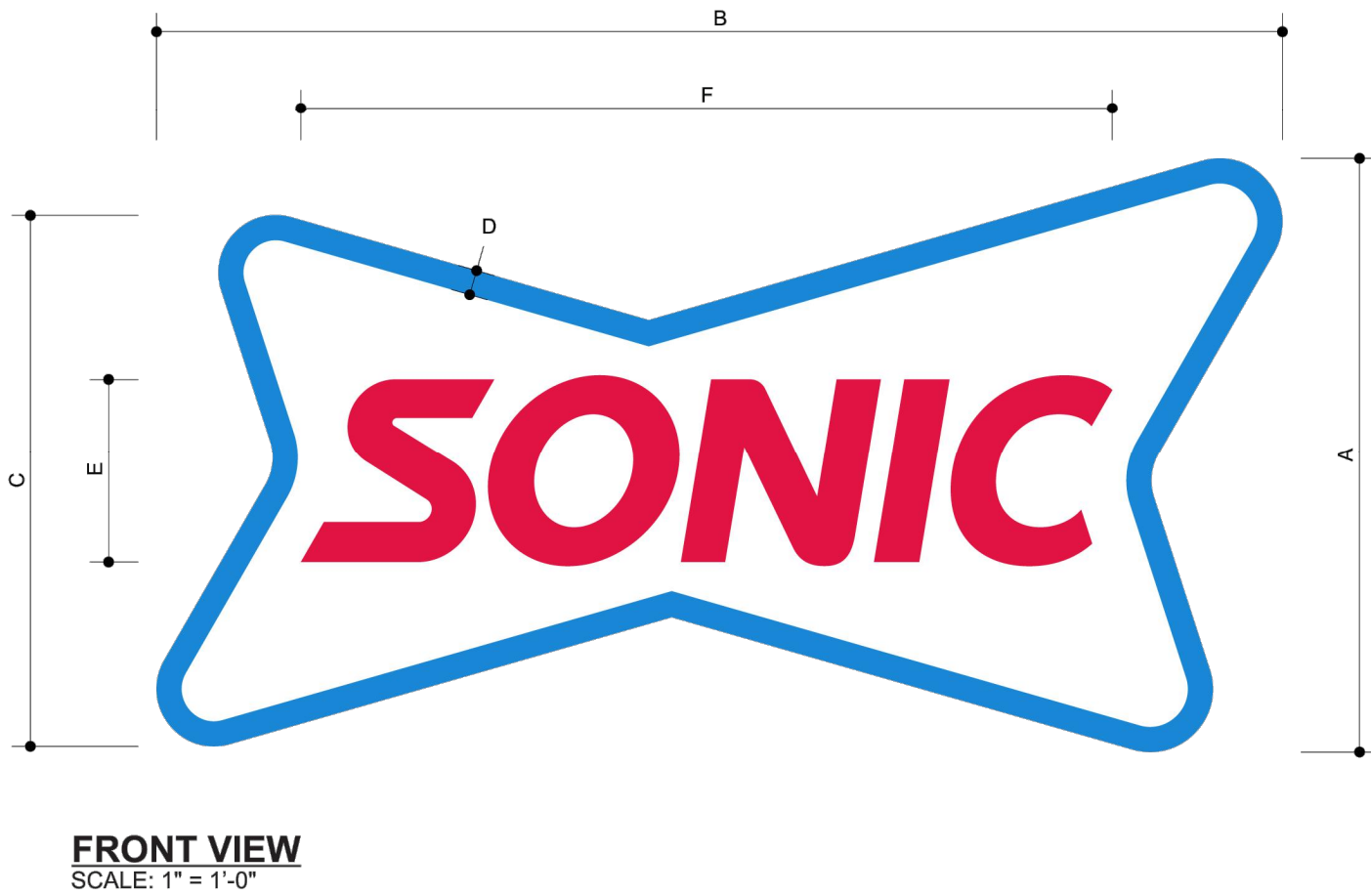


Color Reference

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

SONIC FREESTANDING PYLON SIGN

NOT TO SCALE



Note:
LED Layout to be Provided by
Sloan LED

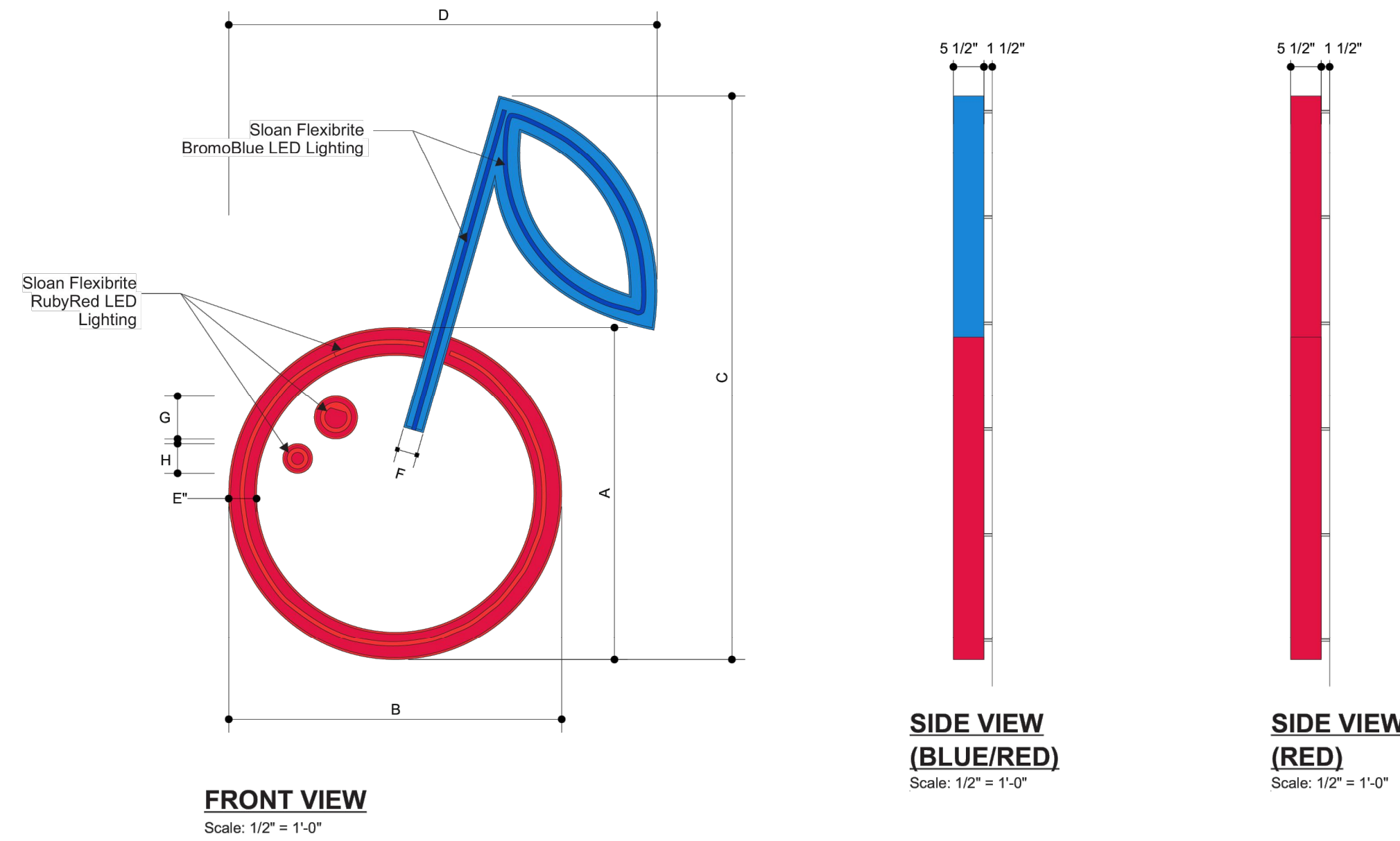
Sign Type	A	B	C	D	E	F	Recommendation
6'-0" Sign	3'-1 15/16"	6'-0"	2'-9 15/16"	1 5/8"	11 11/16"	4'-3 7/8"	Face Lit/ Halo Lit (Poly. Embossed Face)
8'-0" Sign	4'-2 9/16"	8'-0"	3'-9 1/4"	2 1/8"	1'-3 5/8"	5'-9 3/16"	Face Lit/ Halo Lit (Poly. Embossed Face)
10'-0" Sign	5'-3 3/16"	10'-0"	4'-8 9/16"	2 11/16"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

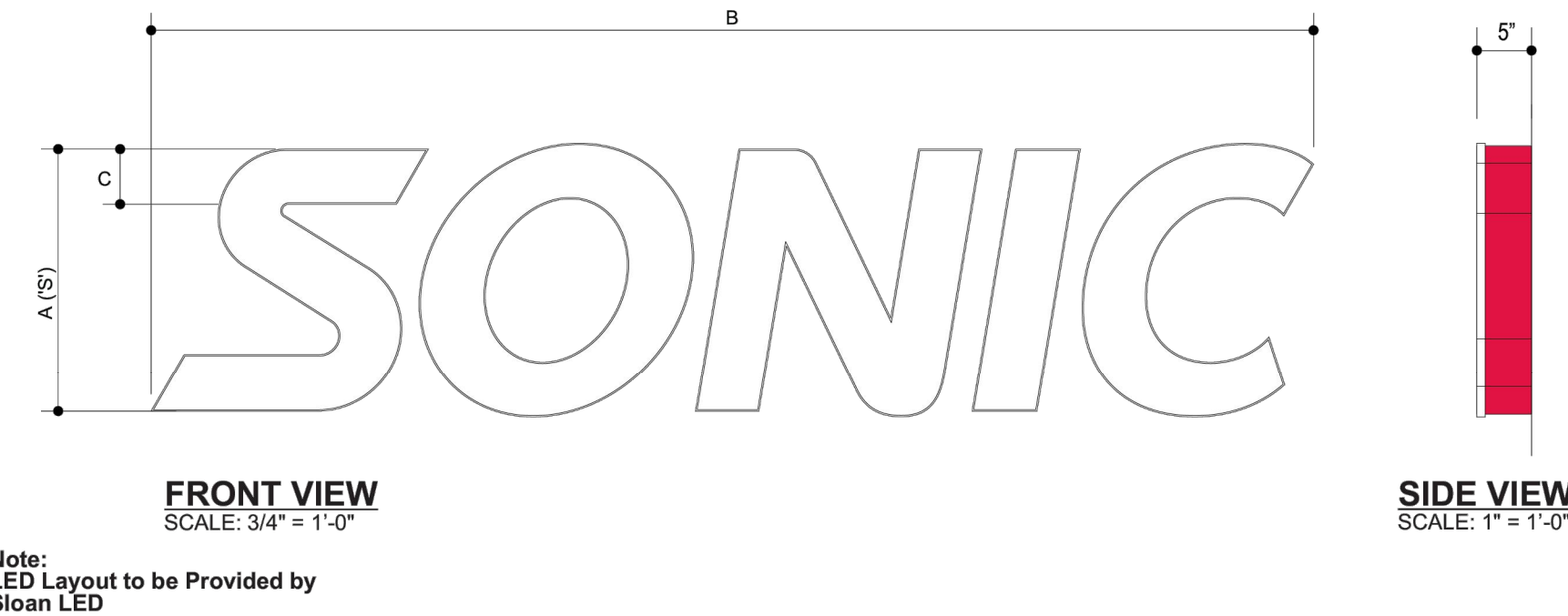
Red	Red - PMS 192C
Blue	Blue - PMS 2382C
Opaque White	Opaque White

LED Color Specifications

Sloan Flexibrite RubyRed LED Lighting	Sloan Flexibrite - BromoBlue LED Lighting
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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

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

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1954 Main Street
Lake Como, NJ 07719
T: 732.974.0198
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TITLE: **CONSTRUCTION DETAILS**

PROJECT: **ORANGE DEV, 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

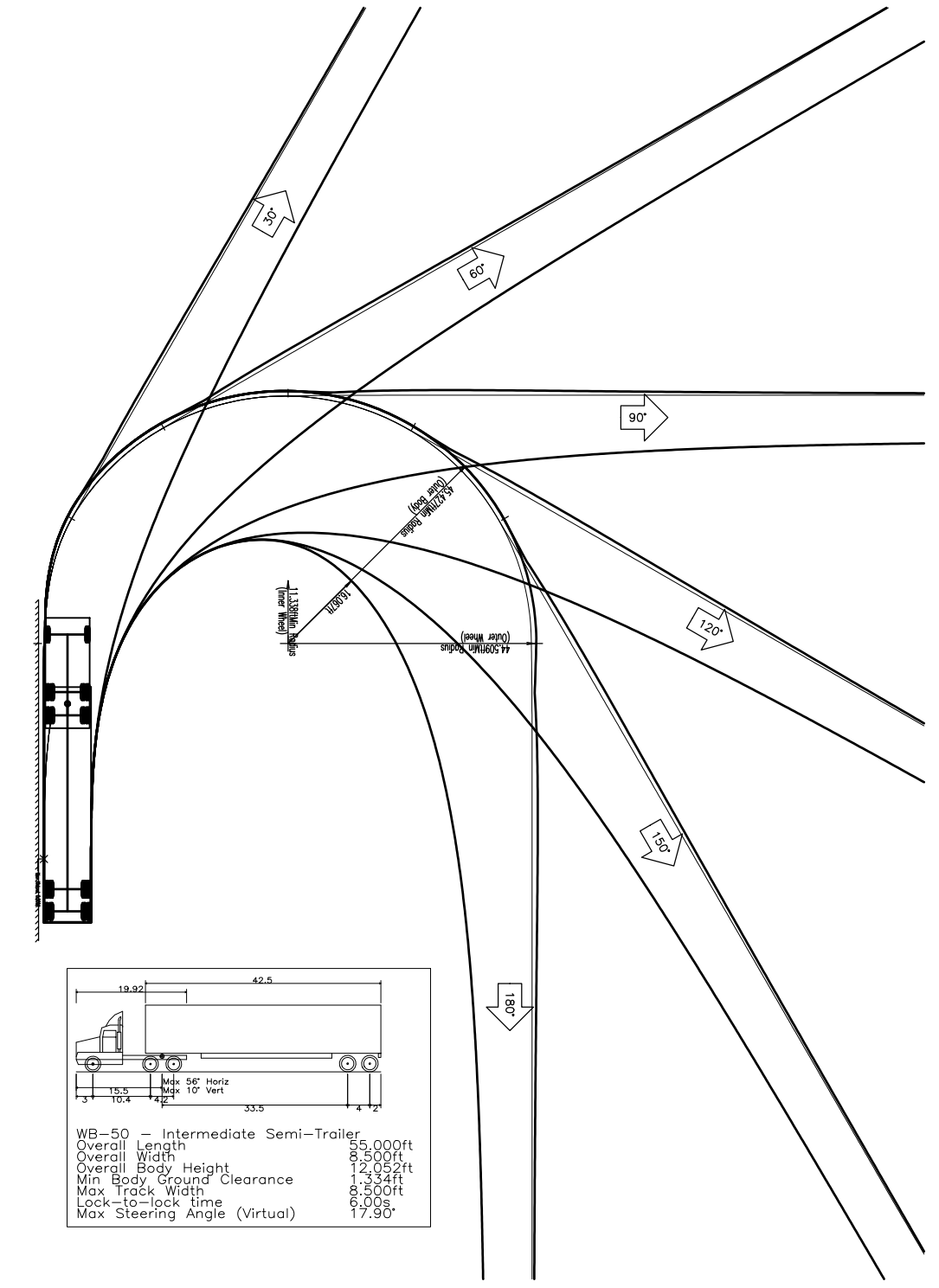
JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: PSD
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: -

SHEET No: **15**
OF 17
Rev. # 2

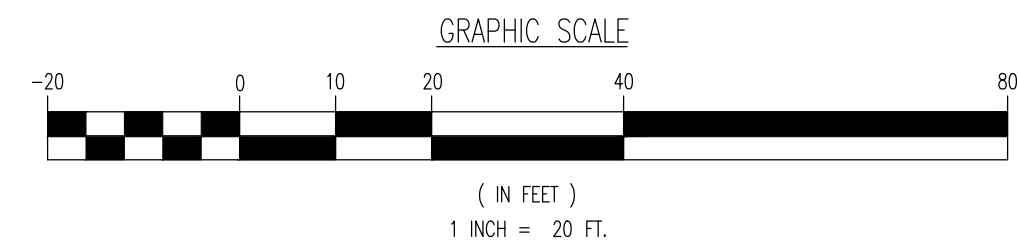
MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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

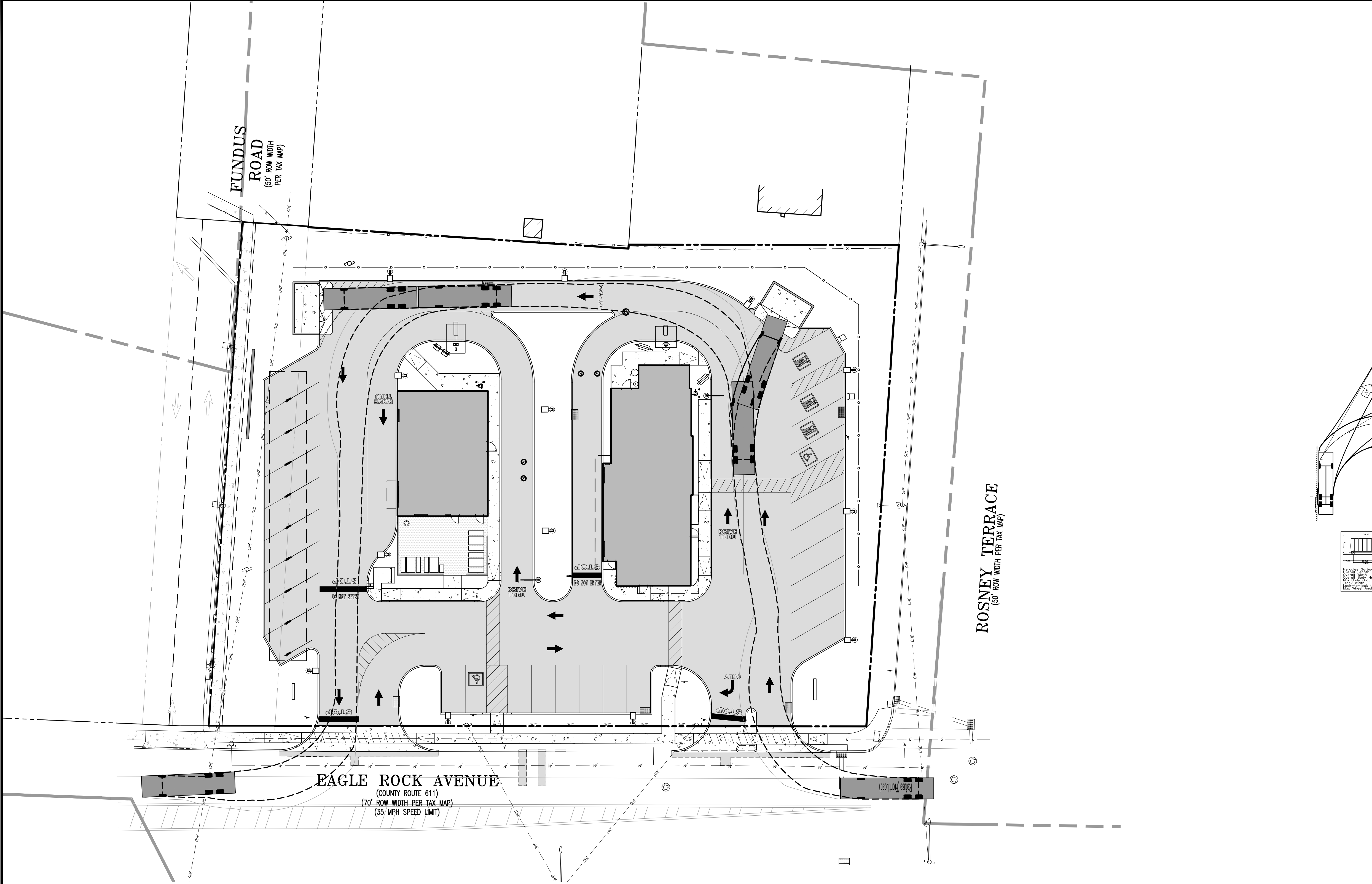
PROTECT YOURSELF
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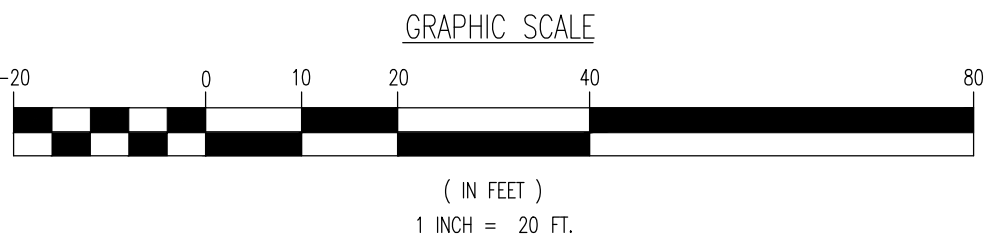
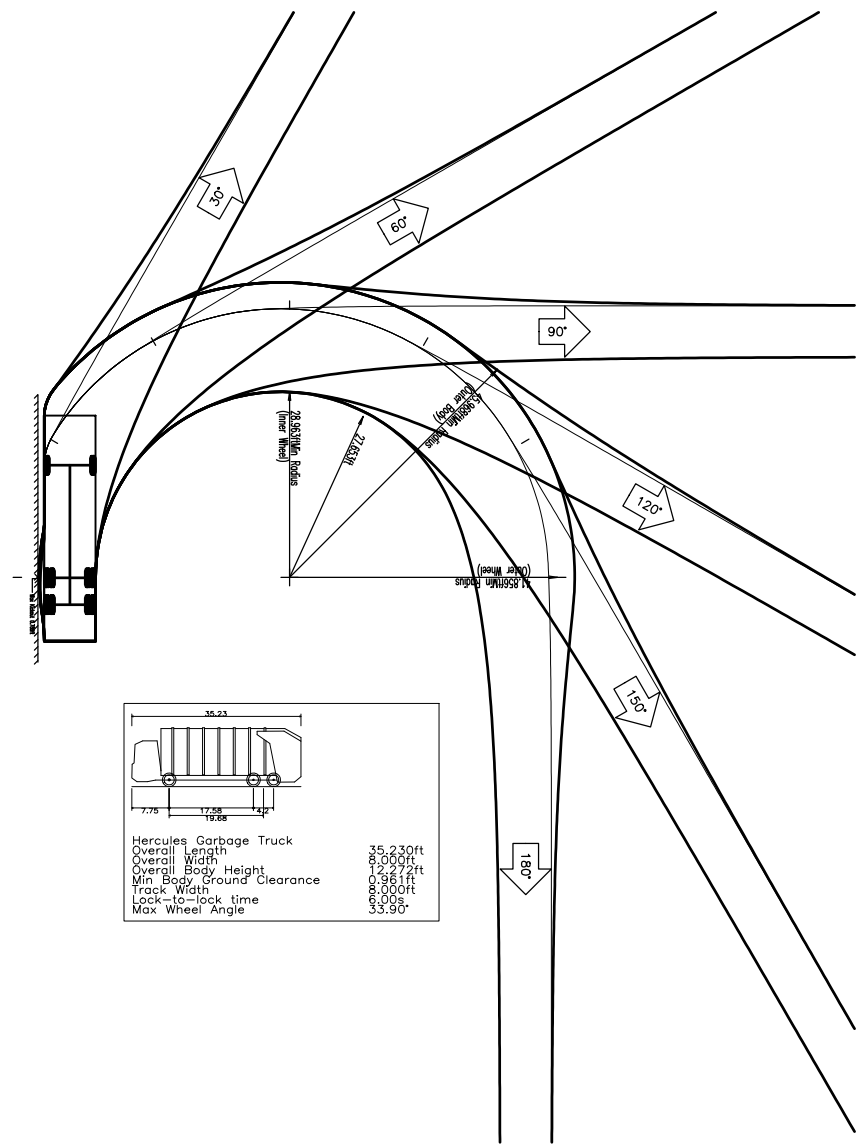
WB-50 - Intermediate Semi-Trailer	
Overall Length	25.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.80°

[illegible]

Plotted: 04/06/23 - 12:09 PM, By: creyes, Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SV2.dwg, ----> 17 VEHICLE CIRCULATION (TRASH TRUCK)



THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	
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TITLE: VEHICLE CIRCULATION (TRASH TRUCK)	
PROJECT: ORANGE DEV, 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 SCALE: (H) 1"=20' (V) DESIGNED BY: DG/MW SHEET No: 17 CHECKED BY: MJB Rev. # 2
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
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