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

PROPERTY OWNER	BLOCK	LOT
WEST ORANGE PLAZA, P.O. BOX 326 PLAINFIELD, NJ 07061	152.01	1445
MAYFAIR FARMS HOLDING CORP. 481 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY 07052	152.01	1445.01
ISMAIL, HUSSEIN 6 ROSNEY TERR. WEST ORANGE, NJ 07052	153	1
THOMAS, SHIBU 8 ROSNEY TERR WEST ORANGE, NJ 07052	153	2
BISE, JEAN-LUC & BANK, MARGARET 10 ROSNEY TERR WEST ORANGE, NJ 07052	153	3
ALTUNKAYA, EMRAH & FIGEN 15 FUNDUS ROAD WEST ORANGE, NJ. 07052	153	32
PRINCE, CHRISTINA M 11 FUNDUS ROAD WEST ORANGE, NJ. 07052	153	34
WRIGHT, BARRY N. & HELEN 9 FUNDUS RD WEST ORANGE, NJ 07052	153	35
ZG REAL ESTATE LLC 235 MAIN ST, #296 MADISON, NJ 07940	153	38
CATALANO, GAETANO 9 WOODHULL AVENUE WEST ORANGE, NJ. 07052	153.14	4
DIAZ, BERTHA 11 WOODHULL AVE WEST ORANGE, NJ 07052	153.14	5
ABDELAZIZ, HOSSAM & AHMED,JIHAN 13 WOODHULL AVENUE WEST ORANGE, NJ 07052	153.14	6
WHITE, MARQUS & SANDRA L. 16 FUNDUS ROAD WEST ORANGE, N.J. 07052	153.14	28
LORENZANA, ROSEMARIE & ANGELO 14 FUNDUS ROAD WEST ORANGE, NEW JERSEY 07052	153.14	29
SL 469 EAGLE ROCK AVE LLC 788 MORRIS TPKE SHORT HILLS, NJ 07078	153.14	33
NEGHA, ASSIF & GOPIE, MICHELLE 478 EAGLE ROCK AVE. WEST ORANGE, NJ 07052	153.15	1
CASTE, PAUL & ANN MARIE 482 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY 07052	153.15	2
SIMEUS, ROLDY & GLENAH 4 BLACKBURNE TERRACE WEST ORANGE, NJ 07052	153.15	3
MESEHA, KYRILLOS & MOUSA, RANDA 6 BLACKBURNE TERRACE WEST ORANGE N.J. 07052	153.15	4
HAYES, PATRICK & DENISE GOOD- 8 BLACKBURNE TERR. WEST ORANGE, NJ 07052	153.15	5
ONI, AKANNI R. & MERCY N. 10 BLACKBURNE TERR WEST ORANGE, NJ 07052	153.15	6
KARLSEN, ALEXANDER & KERYN RYAN 12 BLACKBURNE TERRACE WEST ORANGE, NJ 07052	153.15	7

ALSO TO BE NOTIFIED:

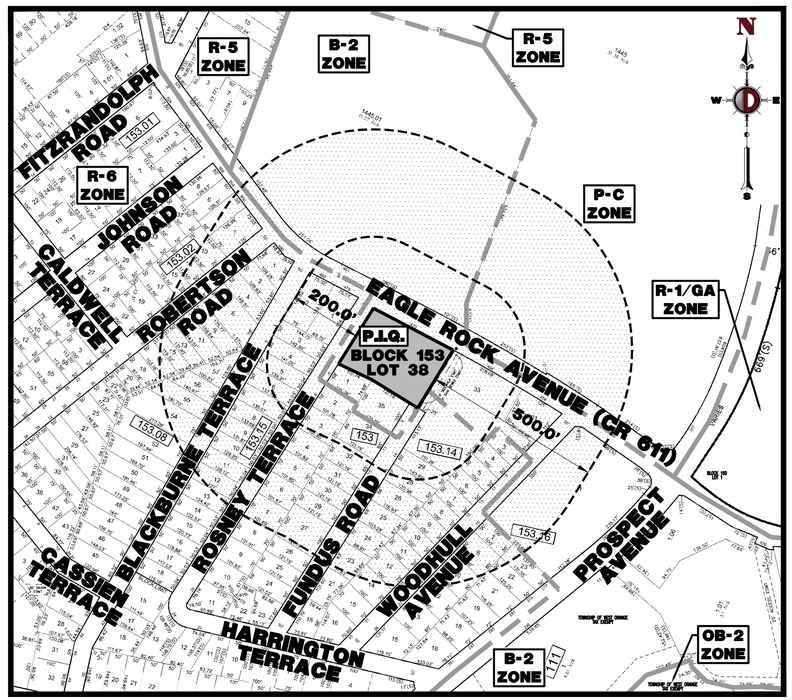
PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER – CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

NEW JERSEY AMERICAN WATER COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078

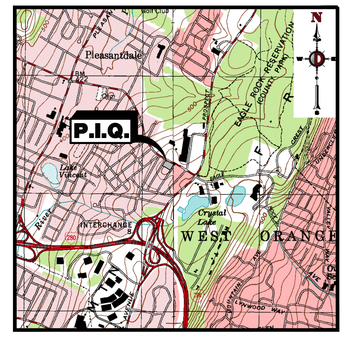
COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083

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'

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PLANNING BOARD OF APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

CHAIRPERSON — DATE

SECRETARY — DATE

BOARD ENGINEER — DATE

PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

1904 MAIN STREET

LAKE COMO, NJ 07719

WWW.DYNAMICEC.COM

Rev.	Date	Comments	By
2	05/31/23	REV. PER SPRAB MEETING COMMENTS	PSD
1	01/05/23	REV. PER SCD COMMENTS	RPFK

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: COVER SHEET

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: NSR
SCALE: (H) AS (V) SHOWN
DESIGNED BY: DG/MW
SHEET No: 1 OF 17
CHECKED BY: MJB
CHECKED BY: –

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

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

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Rev. # 2

Plotted: 04/06/23 – 12:03 PM, By: dreyes, – Product Ver: 24.2a (LMS Tech)
File: \\decpc.local\dedfolders\Data\DECPC PROJECTS\1021 Parkin Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990258KZ.dwg, ---> 01 COVER SHEET

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GRAPHIC SCALE

−100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.

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.

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

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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/MW
CHECKED BY:	MJB
CHECKED BY:	–
DATE:	11/09/2022
SCALE: (H) 1"=100' (V)	
SHEET No:	2 OF 17
Rev. #	2

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Plotted: 04/06/23 – 12:03 PM, By: areyes, – Product Ver: 24.2a (LMS Tech)
File: \\descpc-local\desfolders\Data\DECPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D102199025SK2.dwg, ---> 02 AERIAL MAP

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%KRUVANT BROTHERS
   71 VALLEY STREET #204
   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)

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 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 ANY 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. **(FRONTAGE ALONG ROSSEY 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 VEHICLE TO BACK ACROSS OR INTO ANY PORTION OF A PUBLIC SIDEWALK OR STREET. ONE-WAY ENTRANCE OR EXIT DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF EIGHTEEN (18) FEET. **(COMPLIES)**
   F. THE MINIMUM DISTANCE BETWEEN DRIVEWAYS ON A LOT UPON WHICH IS LOCATED A FAST FOOD RESTAURANT SHALL BE ONE HUNDRED (100) FEET, MEASURED FROM THE TWO (2) CLOSEST DRIVEWAY CURBS. **(COMPLIES)**
   G. THE MINIMUM DISTANCE OF ANY DRIVEWAY INTO THE STREET, OF A LOT UPON WHICH A FAST FOOD RESTAURANT IS LOCATED, FROM A STREET INTERSECTION SHALL BE ONE HUNDRED (100) FEET, MEASURED FROM THE NEAREST END OF THE CURB RADIUS OF THE INTERSECTION TO THE NEAREST END OF THE CURB RADIUS OF THE DRIVEWAY. **(PROPOSED DRIVEWAY 13.1 FT FROM STREET INTERSECTION)**
   H. ALL FAST FOOD RESTAURANTS SHALL PROVIDE SUITABLE AREAS FOR STORAGE OF TRASH, DESIGNED AND CONSTRUCTED TO ALLOW NO VIEW OF THE TRASH STORAGE FROM THE STREET, TO PREVENT TRASH FROM BLOWING AROUND THE SITE ONTO ADJACENT PROPERTIES OR PUBLIC 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. (§25-12.1.A) **(COMPLIES)**
    B. THE ENTIRE PERIMETER OF ALL PARKING AREAS AND THE EDGES OF ALL ENTRANCE AND EXIT DRIVES SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST SIX (6) INCHES ABOVE THE PAVING SURFACE. CURBING SHALL NOT BE LESS THAN FIVE (5) FEET FROM ANY FENCE OR SCREENING NOR LESS THAN FIVE (5) FEET FROM ANY STRUCTURE. WHERE REQUIRED, CONCRETE WHEEL STOPS SHALL BE PROVIDED. (§25-12.1.B) **(WAIVER – 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, OB-1 AND OB-2 DISTRICTS MAY BE PROVIDED ON PROPERTIES WITHIN TWO HUNDRED FIFTY (250) FEET OF THE LOT ON WHICH THE PRINCIPAL BUILDING IS LOCATED. (§ 25-12.1K) **(COMPLIES)**
    E. IN THE O-B AND B DISTRICTS, OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY. (§ 25-12.1L) **(WAIVER – PARKING PROPOSED IN FRONT YARD)**
    F. THE PARKING REQUIREMENT FOR A BUILDING OR DEVELOPMENT WITH A MIX OF NONRESIDENTIAL USES SHALL BE THE TOTAL OF THE REQUIREMENTS OF THE COMPONENT USES, COMPUTED SEPARATELY IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBSECTION. SHARED PARKING SHALL BE PERMITTED FOR A MIXED-USE DEVELOPMENT CONTAINING A RESIDENTIAL USE, PER § 25-12.2A3. (§ 25-12.1M) **(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. (§ 25-12.1P) **(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
    (706 SF)*(1 PARKING SPACE/45 SF) = 16 SPACES
    OR
    (24 SEATS)*(1 PARKING SPACE/ 3 SEATS) = 8 SPACES

    PROPOSED SONIC RESTAURANT
    (766 SF)*(1 PARKING SPACE/45 SF) = 17 SPACES
    OR
    (14 SEATS)*(1 PARKING SPACE/ 3 SEATS) = 5 SPACES

    THEREFORE: REQUIREMENT = 33 SPACES
    PROPOSED = 27 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 AISLES SHALL BE EIGHTEEN (18) FEET WIDE (§ 25-12.11H) **(COMPLIES)**
    B. FOR TWO-WAY TRAFFIC WITH NINETY (90) DEGREE PARKING DRIVE AISLES SHALL BE TWENTY-FOUR (24) FEET WIDE (§ 25-12.11I5) **(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. (§ 25-12.11H) **(COMPLIES)**
    D. EACH ENTRANCE OR EXIT FROM SUCH PARKING AREA SHALL BE AT LEAST FIFTY (50) FEET FROM ANY RESIDENTIAL DISTRICT. (§ 25-12.1I) **(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. (§25-12.4A2) **(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. (§25-12.4A4) **(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. (§25-12.4A5) **(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 (§ 25-8.1) **(COMPLIES)**
    B. NO ACCESSORY USES SHALL BE LOCATED WITHIN ANY MINIMUM REQUIRED FRONT YARD OR SIDE YARD. (§ 25-8.1A) **(WAIVER – PROPOSED PARKING IS WITHIN REQUIRED FRONT YARD)**
    C. IF ANY SUCH ACCESSORY USE IS LOCATED IN B, I, OR I-B DISTRICT AND A PROPERTY LINE WHICH IS THE DISTRICT BOUNDARY LINE ABUTS 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. (§ 25-8.6) **(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 LANES SHALL BE SEPARATE AND DISTINCT FROM PARKING LOT AISLES AND DRIVEWAYS BY MEANS OF DEFINED SEPARATION INCLUDING CURBING, LANDSCAPING, STRIPING SO AS TO MEET THE REQUIRED CIRCULATION AISLE STANDARDS EXCLUSIVE OF THE DRIVE-THROUGH WINDOW LANE. (§ 25-11.14A) **(COMPLIES)**
       ii. STACKING LANES 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 NINE (9) FEET. (§ 25-11.14B) **(COMPLIES)**
       iii. THE ENTIRE LENGTH OF THE STACKING LANE OR LANES SHALL BE BEHIND THE FRONT YARD LIMIT LINE AND SHALL NOT BLOCK ANY PARKING SPACE, AISLE, DRIVEWAY OR LOADING AREA WHEN THE STACKING LANE IS OCCUPIED WITH THE MAXIMUM NUMBER OF VEHICLES. (§ 25-11.14C) **(COMPLIES)**
       iv. IF MULTIPLE STACKING LANES 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 LANES 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 LANES 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 FIVE (5) FEET AT ANY POINT TO A PRINCIPAL BUILDING IN A RESIDENTIAL DISTRICT. (§25-8.4.C) **(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.)

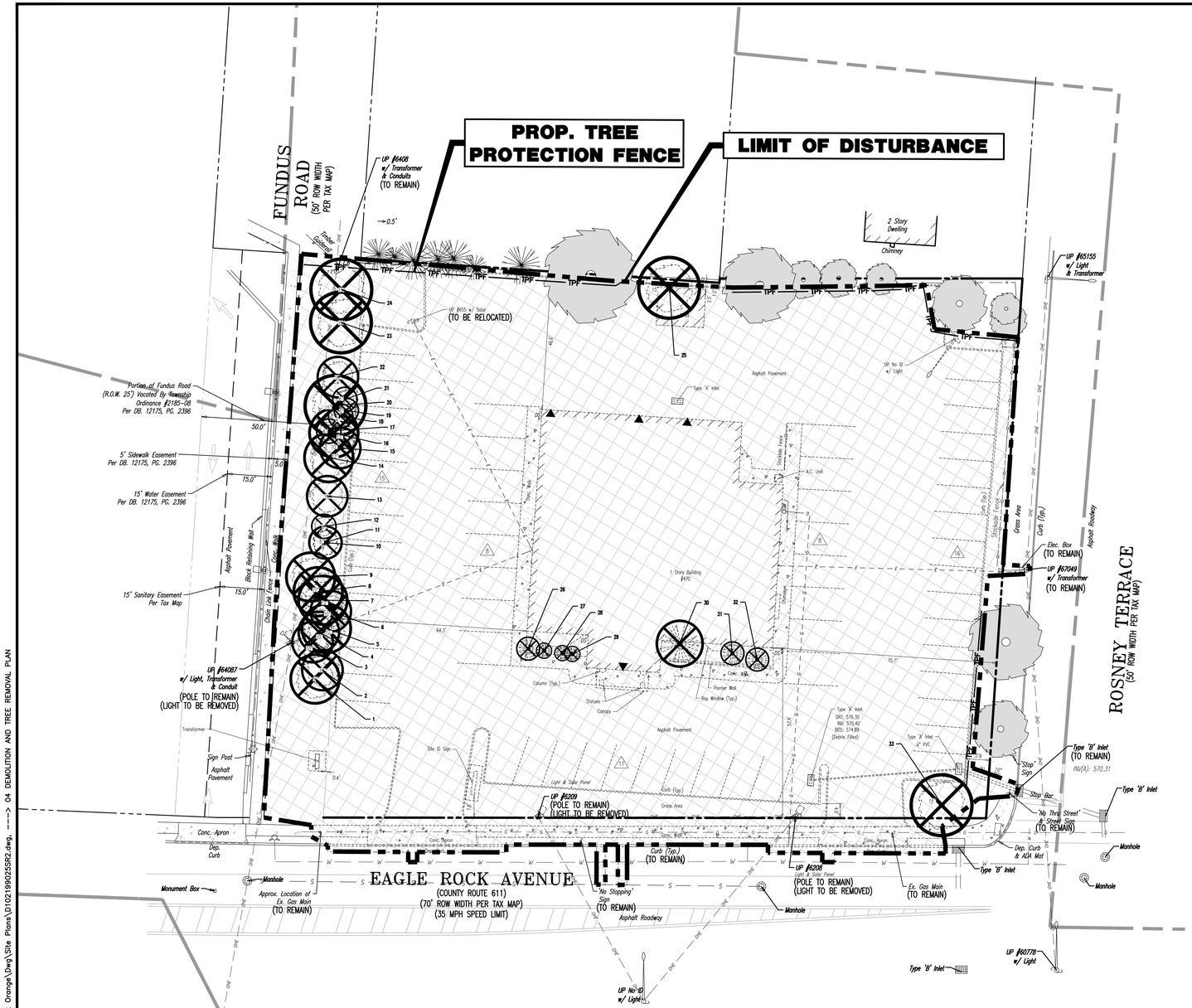
C. IN ALL DISTRICTS THE FINISHED SIDE OF THE FENCE MUST FACE AWAY FROM THE APPLICANT'S PROPERTY. (§25-8.4.E) **(COMPLIES)**
D. THE USE OF BARBED AND/OR RAZOR WIRE IS PROHIBITED IN ALL DISTRICTS. (§25-8.4.F) **(COMPLIES)**
E. ELECTRICAL WIRE FENCE IS PROHIBITED IN ALL DISTRICTS. (§25-8.4.G) **(COMPLIES)**

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 IN PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDING FROM SUCH ABUTTING 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. (§25-11.3.6) **(VARIANCE – RESIDENTIAL BUFFER IS 12.0 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 REDONE 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 TAKE 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 DOCUMENTS. 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, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT 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:	ONE (1)	ONE (1)	ONE (1) **(V)**
	MAXIMUM SIGN AREA:	50 SF	49.43 SF	42.98 SF
	MINIMUM SIGN HEIGHT:	8 FT	20 FT	16 FT
	MAXIMUM SIGN HEIGHT:	16 FT	20 FT **(V)**	16 FT
	MAXIMUM SIGN WIDTH:	6 FT	7.88 FT **(V)**	6 FT
	MINIMUM SIGN FRONT SETBACK:	10 FT	10 FT	10 FT
	MINIMUM DISTANCE BETWEEN FREESTANDING SIGNS:	50 FT	196.1 FT	196.1 FT
BUILDING MOUNTED	NUMB



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, SEAL 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 REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, 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 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

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	8"	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	CALLERY PEAR	15"	FAIR	DECIDUOUS

DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- TPF TPF PROPOSED TREE PROTECTION FENCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- TREES TO REMAIN
- TREES TO BE REMOVED
- TREES TO BE TRANSPLANTED/RELOCATED

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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

Rev.	Date	Comments	By
1	07/20/23	REV. PER SCD COMMENTS	PSD
2	10/31/23	REV. PER SPRAB MEETING COMMENTS	RPF

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1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicec.com

TITLE: DEMOLITION AND TREE REMOVAL 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

JOB No:	1021-99-025
DRAWN BY:	PSD
DESIGNED BY:	DG/MW
CHECKED BY:	MJB
CHECKED BY:	–
DATE:	11/09/2022
SCALE:	(H) 1"=20' (V)
SHEET No:	4 OF 17
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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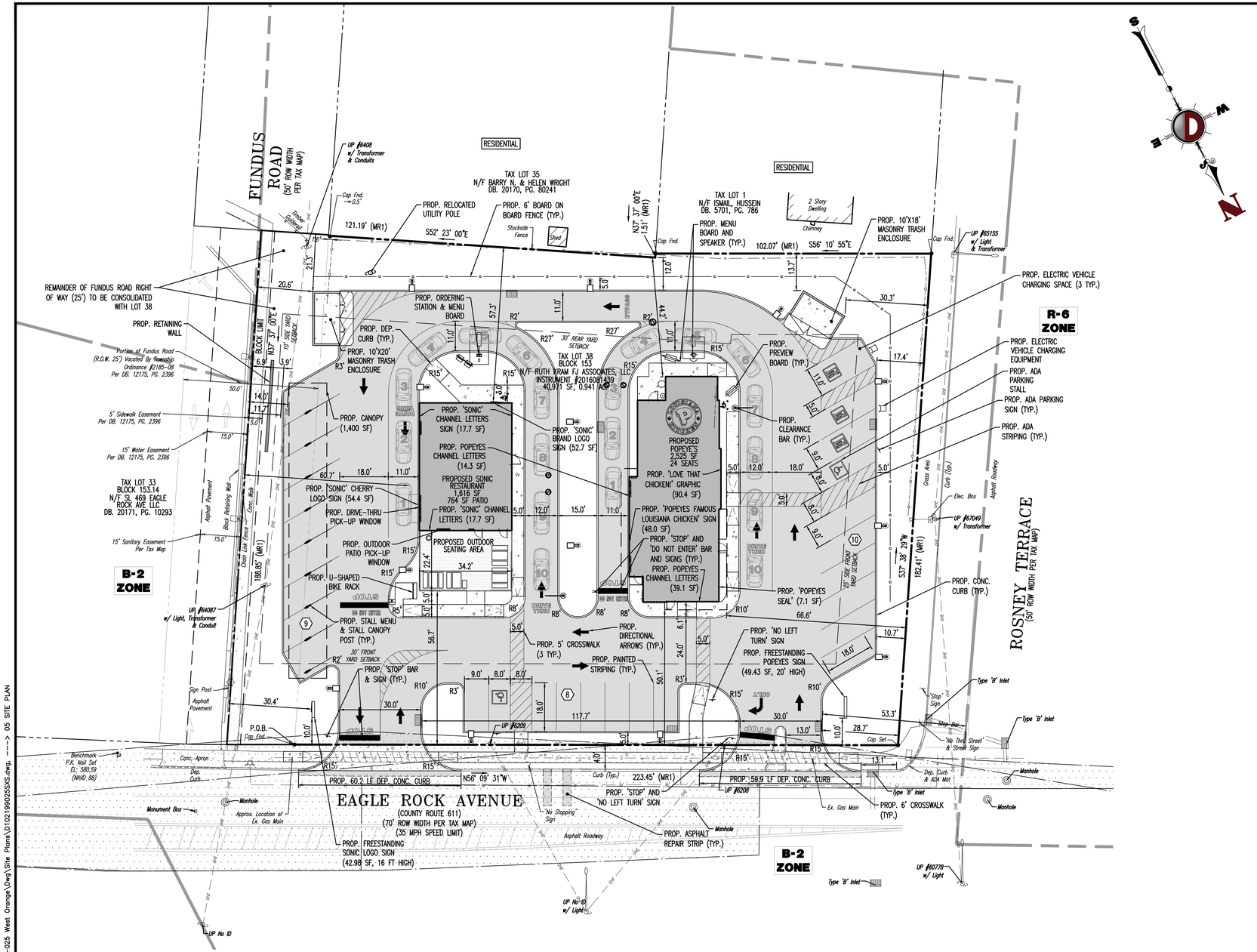
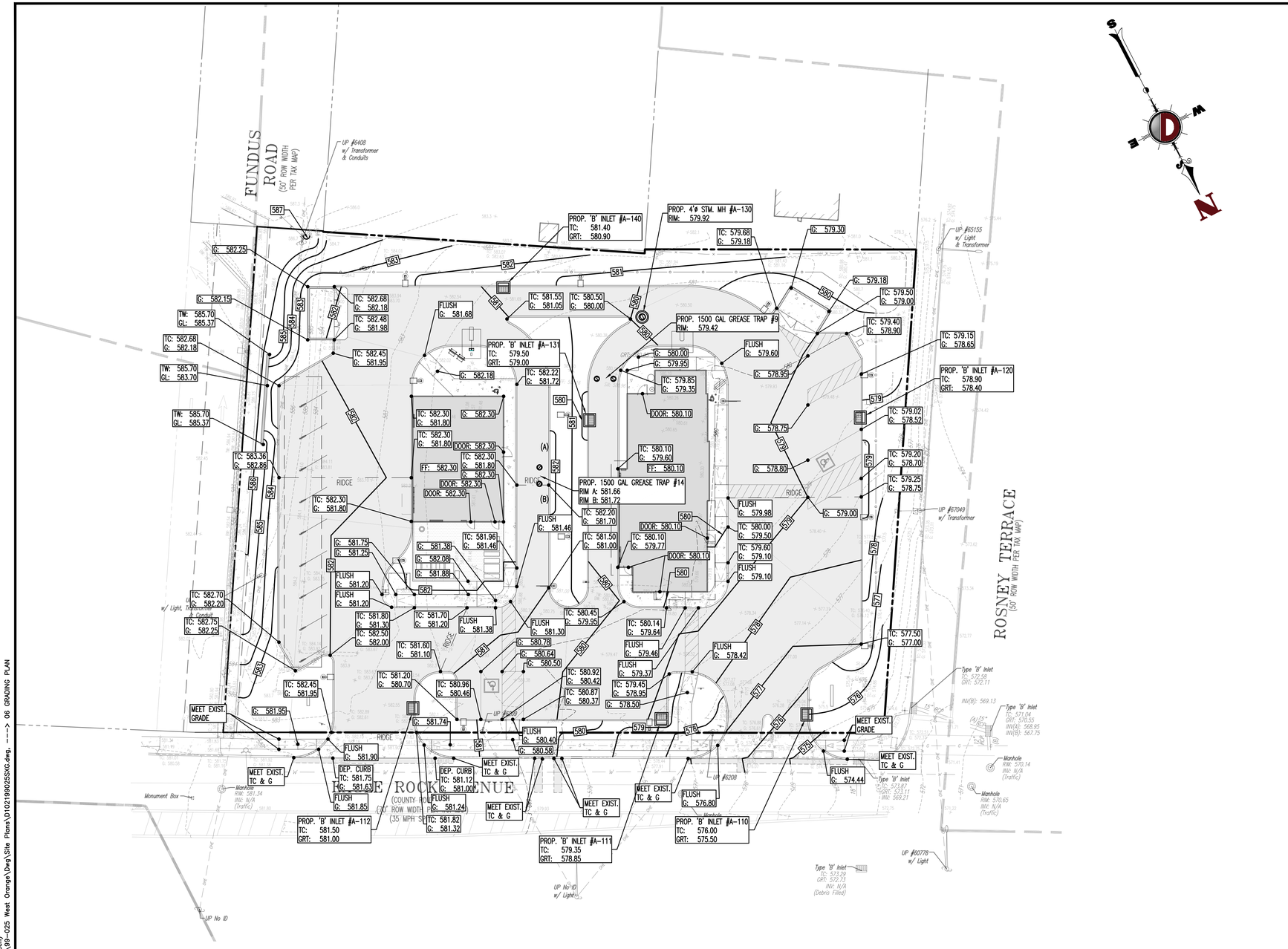
Plotted: 04/06/23 - 12:04 PM, By: aroyes, - Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990025SR2.dwg, ---> 04 DEMOLITION AND TREE REMOVAL PLAN


FUNDUS ROAD
(50' ROW WIDTH PER TAX MAP)
ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)
EAGLE ROCK AVENUE
(COUNTY ROUTE 611)
(70' ROW WIDTH PER TAX MAP)
(35 MPH SPEED LIMIT)
RESIDENTIAL
RESIDENTIAL
TAX LOT 35
N/F BARRY N. & HELEN WRIGHT
DB. 20170, PG. 80241
TAX LOT 1
N/F ISMAIL, HUSSEIN
DB. 5701, PG. 786
TAX LOT 38
BLOCK 153
N/F RUTH KRAM FJ ASSOCIATES, LLC
INSTRUMENT #2016081439
40,971 SF, 0.941 AC±
TAX LOT 33
BLOCK 153.14
N/F SL 469 EAGLE ROCK AVE LLC
DB. 20171, PG. 10293
B-2 ZONE
B-2 ZONE
R-6 ZONE
REMAINDER OF FUNDUS ROAD RIGHT OF WAY (25') TO BE CONSOLIDATED WITH LOT 38
PROP. RETAINING WALL
Portion of Fundus Road (R.O.W. 25') Vacated By Township Ordinance #2185-08 Per DB. 12175, PG. 2396
5' Sidewalk Easement Per DB. 12175, PG. 2396
15' Water Easement Per DB. 12175, PG. 2396
15' Sanitary Easement Per Tax Map
PROP. RELOCATED UTILITY POLE
PROP. 6' BOARD ON BOARD FENCE (TYP.)
PROP. MENU BOARD AND SPEAKER (TYP.)
PROP. 10'X18' MASONRY TRASH ENCLOSURE
PROP. ELECTRIC VEHICLE CHARGING SPACE (3 TYP.)
PROP. ELECTRIC VEHICLE CHARGING EQUIPMENT
PROP. ADA PARKING STALL
PROP. ADA PARKING SIGN (TYP.)
PROP. ADA STRIPING (TYP.)
PROP. ORDERING STATION & MENU BOARD
PROP. DEP. CURB (TYP.)
PROP. 10'X20' MASONRY TRASH ENCLOSURE
PROP. CANOPY (1,400 SF)
PROP. 'SONIC' CHANNEL LETTERS SIGN (17.7 SF)
PROP. POPEYES CHANNEL LETTERS (14.3 SF)
PROPOSED SONIC RESTAURANT 1,616 SF 784 SF PATIO
PROP. 'SONIC' CHANNEL LETTERS (17.7 SF)
PROP. 'SONIC' BRAND LOGO SIGN (52.7 SF)
PROPOSED POPEYE'S 2,525 SF 24 SEATS
PROP. 'LOVE THAT CHICKEN!' GRAPHIC (90.4 SF)
PROP. 'POPEYES FAMOUS LOUISIANA CHICKEN' SIGN (48.0 SF)
PROP. 'STOP' AND 'DO NOT ENTER' BAR AND SIGNS (TYP.)
PROP. POPEYES CHANNEL LETTERS (39.1 SF)
PROP. 'POPEYES SEAL' (7.1 SF)
PROP. CLEARANCE BAR (TYP.)
PROP. PREVIEW BOARD (TYP.)
PROP. 'SONIC' CHERRY LOGO SIGN (54.4 SF)
PROP. DRIVE-THRU PICK-UP WINDOW
PROP. OUTDOOR PATIO PICK-UP WINDOW
PROPOSED OUTDOOR SEATING AREA 34.2'
PROP. U-SHAPED BIKE RACK
PROP. STALL MENU & STALL CANOPY POST (TYP.)
PROP. 'STOP' BAR & SIGN (TYP.)
PROP. 5' CROSSWALK (3 TYP.)
PROP. DIRECTIONAL ARROWS (TYP.)
PROP. PAINTED STRIPING (TYP.)
PROP. 'NO LEFT TURN' SIGN
PROP. FREESTANDING POPEYES SIGN (49.43 SF, 20' HIGH)
PROP. FREESTANDING SONIC LOGO SIGN (42.98 SF, 16 FT HIGH)
PROP. 60.2 LF DEP. CONC. CURB
PROP. 59.9 LF DEP. CONC. CURB
PROP. 'STOP' AND 'NO LEFT TURN' SIGN
PROP. 6' CROSSWALK (TYP.)
PROP. ASPHALT REPAIR STRIP (TYP.)
PROP. CONC. CURB (TYP.)
UP #64087 w/ Light, Transformer & Conduit
UP #6408 w/ Transformer & Conduits
UP #65155 w/ Light & Transformer
UP #67049 w/ Transformer
UP #60778 w/ Light
UP #6209
UP #6208
UP No ID
UP No ID w/ Light
121.19' (MR1)
S52° 23' 00"E
N37° 37' 00"E
1.51' (MR1)
102.07' (MR1)
S56° 10' 55"E
N37° 37' 00"E
223.45' (MR1)
N56° 09' 31"W
188.85' (MR1)
182.41' (MR1)
S37° 38' 29"W
P.O.B.
Cap Fnd.
Stockade Fence
Shed
2 Story Dwelling
Chimney
Iron Pipe
Conc. Apron
Dep. Curb
Benchmark P.K. Nail Set El.: 580.59 (NAVD 88)
Monument Box
Manhole
Approx. Location of Ex. Gas Main
Ex. Gas Main
Dep. Curb & ADA Mat
Type 'B' Inlet
Sign Post
Asphalt Pavement
Asphalt Roadway
Curb (Typ.)
Gross Area
Elec. Box
Brick Retaining Wall
Chain Link Fence
Curb Ramp
'Stop' Sign
Stop Bar
'No Thru Street' & Street Sign
'No Stopping' Sign
BLOCK LIMIT
10' SIDE YARD SETBACK
30' REAR YARD SETBACK
30' FRONT YARD SETBACK
25' SIDE FRONT YARD SETBACK
ENTER THRU
EXIT THRU
DRIVE THRU
DO NOT ENTER
DO NOT ENTER
GOALS
GOALS
GOALS



GRADING NOTES

1. 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 IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD 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.
2. 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 ISLAND GUTTERS, 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.
3. 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% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. 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.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) 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.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
11. 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.
12. 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% MIN. (1.5% MAX. FOR NEW CONSTRUCTION)
- INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN LEVELS: ¼" MAX. HEIGHT OR ½" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: ½" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

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

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

CROSSWALKS
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN LEVELS: ¼" MAX. HEIGHT OR ½" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

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

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

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. COBRA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "C" INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL
EXIST. UTILITY POLE
EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
PROP. HEADWALL
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. "A" INLET
PROP. "B" INLET
PROP. "C" INLET
PROP. YARD INLET
PROP. FLARED END SECTION
EXIST. CABLE LINE
PROP. CABLE LINE
EXIST. ELECTRIC LINE
PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
PROP. FIBER OPTIC LINE
EXIST. GAS LINE
EXIST. OVERHEAD WIRES
PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE
PROP. TELEPHONE LINE
EXIST. WATER LINE
PROP. WATER LINE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. SANITARY SEWER LINE
PROP. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
EXIST. MINOR CONTOUR & ELEVATION
EXIST. MAJOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
PROP. DIRECTION OF DRAINAGE FLOW ARROW
× 8.9 EXIST. SPOT ELEVATIONS
×(C) 8.90 EXIST. GUTTER ELEV.
×(C) 8.90 EXIST. TOP OF CURB ELEV.
×(F) 8.90 EXIST. FINISH FLOOR ELEV.
×(G) 8.90 EXIST. GARAGE FLOOR ELEV.
G: 000.00 PROP. GRADE SPOT ELEV.
TC: 000.00 G: 000.00 PROP. TOP OF CURB & FINISHED GRADE ELEV.
FF: 000.00 PROP. FINISHED FLOOR ELEV.
TW: 000.00 GL: 000.00 PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
TC: 000.00 GH: 000.00 GL: 000.00 PROP. TOP OF EXTENDED CURB, (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

Rev.	Date	Comments	By
1	07/03/23	REV. PER SDC COMMENTS	RPK
2	05/31/23	REV. PER SPRAB MEETING COMMENTS	PSD

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Allen, Texas T: 972.534.2100 | Austin, Texas T:512.646.2646 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 561.921.8570
Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400
1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicec.com

TITLE: GRADING 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

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: PSD
SCALE: (H) 1"=20' (V)
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: _
SHEET No: 6 OF 17

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

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

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ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES BEFORE YOU EXCAVATE. PREPARING TO DIGGING? THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev. # 2

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Plotted: 04/06/23 - 12:05 PM, By: areyes, - Product Ver: 24.2a (LMS Tech)
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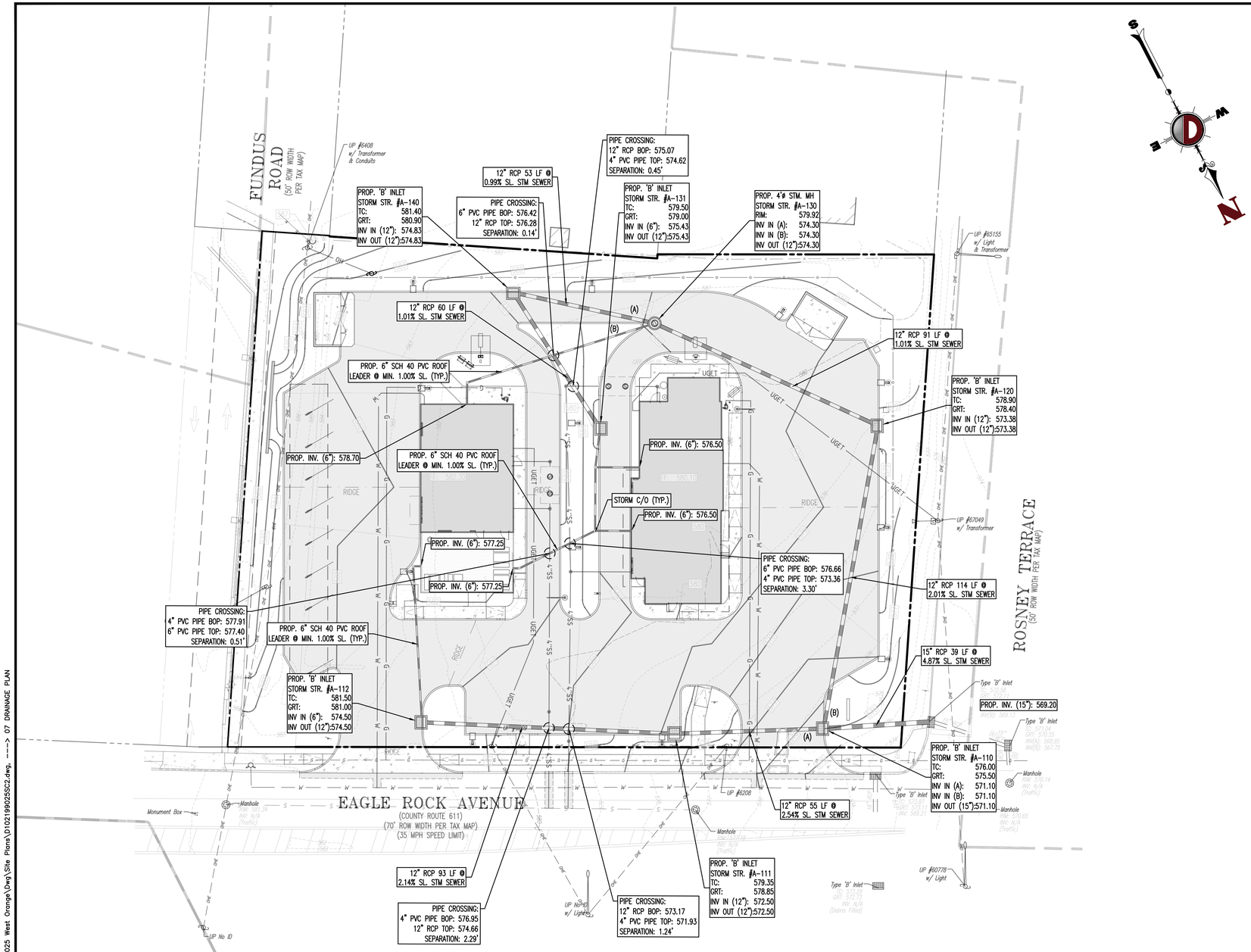

DRAINAGE NOTES

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 III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, 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 SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
4. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
5. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR 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 WATERTIGHTNESS 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.

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EXIST. UTILITY POLE
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EXIST. GAS VALVE
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EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
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2	03/31/23	REV. PER SPRAB MEETING COMMENTS	PSD

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: DRAINAGE PLAN

PROJECT: **ORANGE DEV, LLC**
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BLOCK 153, LOT 38
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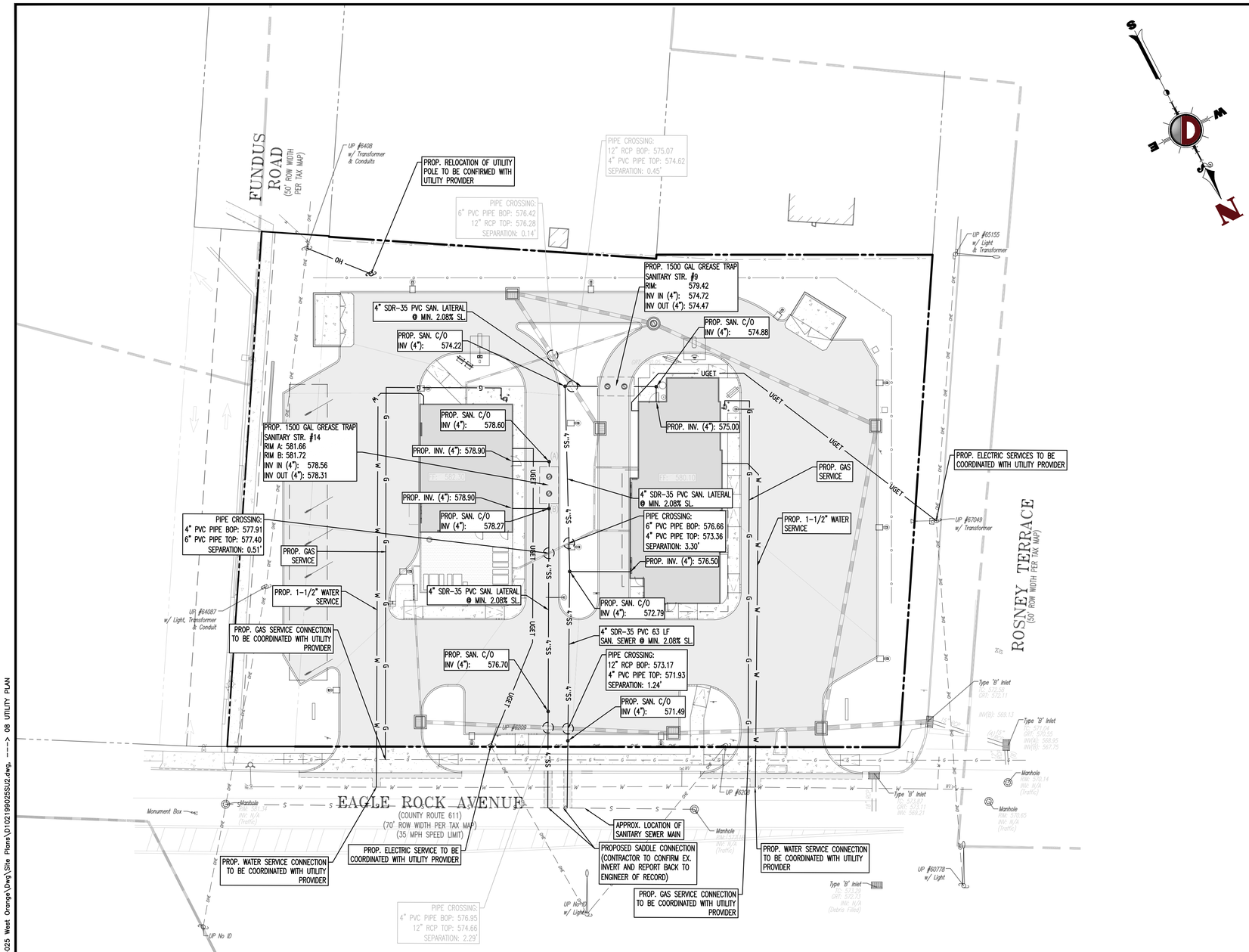

UTILITY NOTES

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.

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

EXIST. GUY WIRE	EXIST. MONITORING WELL	PROP. WATER VALVE	EXIST. CABLE LINE	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	×E.S	EXIST. SPOT ELEVATIONS
EXIST. LIGHT POLE	APPROX. TEST PIT LOCATION	PROP. GAS VALVE	PROP. CABLE LINE	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	×E.S.90	EXIST. GUTTER ELEV.
EXIST. BUILDING LIGHT	EXIST. FIRE HYDRANT	PROP. STORM CLEANOUT	EXIST. ELECTRIC LINE	EXIST. SANITARY SEWER LINE	×TC: 8.90	EXIST. TOP OF CURB ELEV.
EXIST. SHOE BOX LIGHT	EXIST. WATER VALVE	PROP. SANITARY CLEANOUT	PROP. ELECTRIC LINE		×FF: 8.90	EXIST. FINISH FLOOR ELEV.
EXIST. COBRA LIGHT POLE	EXIST. GAS VALVE	PROP. AREA LIGHT	EXIST. FIBER OPTIC LINE		×GF: 8.90	EXIST. GARAGE FLOOR ELEV.
EXIST. TRAFFIC SIGNAL POLE	EXIST. GAS METER	PROP. OUTLET CONTROL STRUCTURE	PROP. FIBER OPTIC LINE		G: 000.00	PROP. GRADE SPOT ELEV.
EXIST. MANHOLE	EXIST. ELECTRIC METER	PROP. DRAINAGE MANHOLE	EXIST. GAS LINE	PROP. SANITARY SEWER LINE	TC: 000.00 G: 000.00	PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. "A" INLET	EXIST. ELECTRIC BOX	PROP. SANITARY SEWER MANHOLE	PROP. GAS LINE			
EXIST. "B" INLET	EXIST. CLEAN OUT	PROP. "A" INLET	EXIST. OVERHEAD WIRES	EXIST. STORM DRAIN LINE	FF: 000.00	PROP. FINISHED FLOOR ELEV.
EXIST. "E" INLET	EXIST. WELL	PROP. "B" INLET	PROP. OVERHEAD WIRES	PROP. STORM DRAIN LINE		
EXIST. YARD INLET	EXIST. WATER SHUT OFF VALVE	PROP. "E" INLET	EXIST. TELEPHONE LINE	EXIST. MINOR CONTOUR & ELEVATION	TW: 000.00 G: 000.00	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
EXIST. FLARED END SECTION	EXIST. TELEPHONE BOX	PROP. YARD INLET	PROP. TELEPHONE LINE	EXIST. MAJOR CONTOUR & ELEVATION		
EXIST. HEADWALL	EXIST. CABLE TV BOX	PROP. FLARED END SECTION	EXIST. WATER LINE	PROP. FINISH GRADE CONTOUR & ELEVATION	TC: 000.00 GH: 000.00 GL: 000.00	PROP. TOP OF EXTENDED CURB, (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
EXIST. UTILITY POLE	PROP. HEADWALL	PROP. WATER LINE	PROP. WATER LINE	PROP. DIRECTION OF DRAINAGE FLOW ARROW		

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

Rev.	Date	Comments	By
1	07/03/23	REV. PER SCD COMMENTS	KPK
2	10/31/23	REV. PER SPRAB MEETING COMMENTS	PSD

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TITLE: UTILITY 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

JOB No:	1021-99-025
DATE:	11/09/2022
DRAWN BY:	PSD
SCALE: (H) 1"=20' (V)	
DESIGNED BY:	DG/MW
CHECKED BY:	MJB
CHECKED BY:	_
SHEET No:	8 OF 17
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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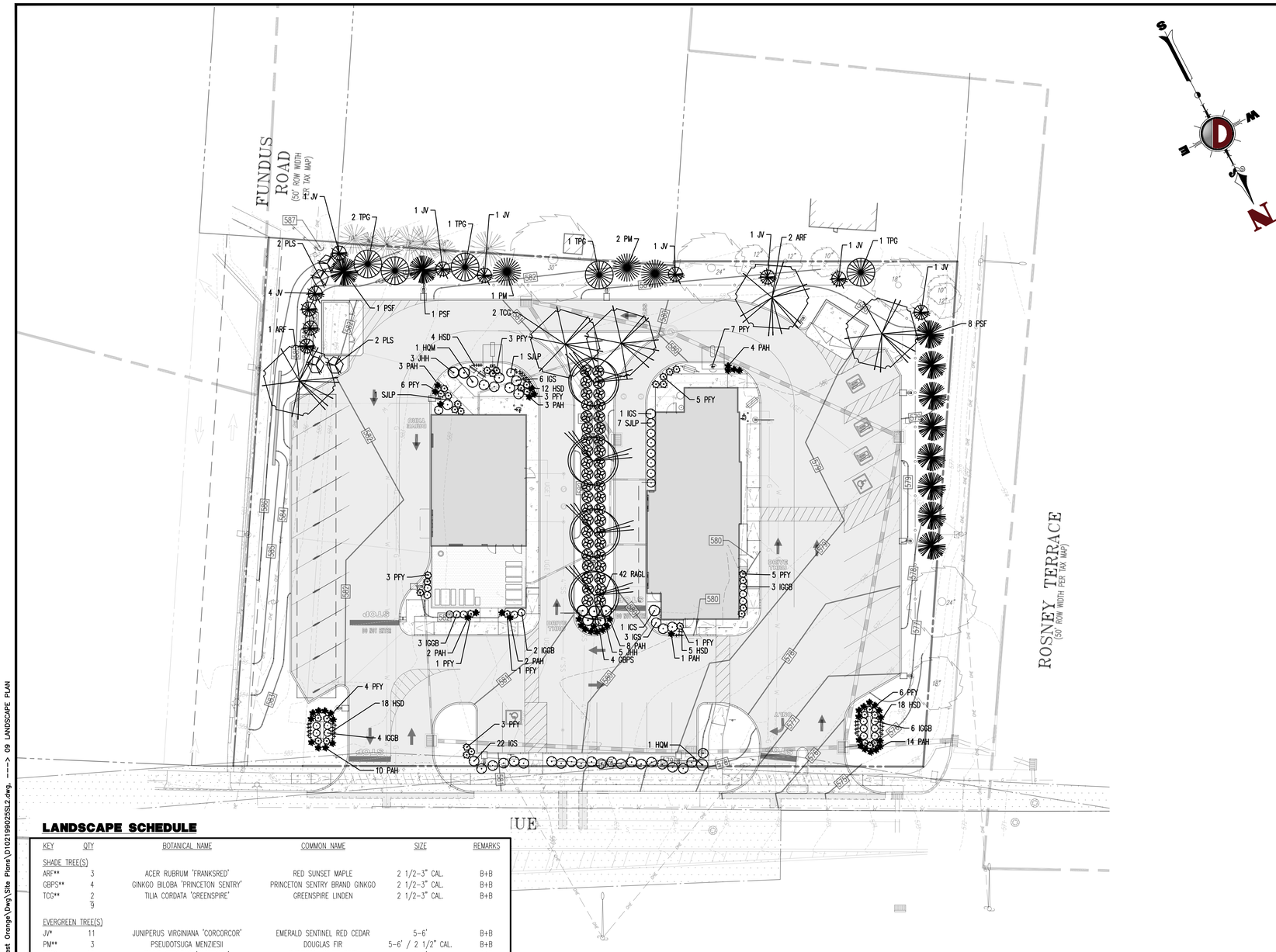
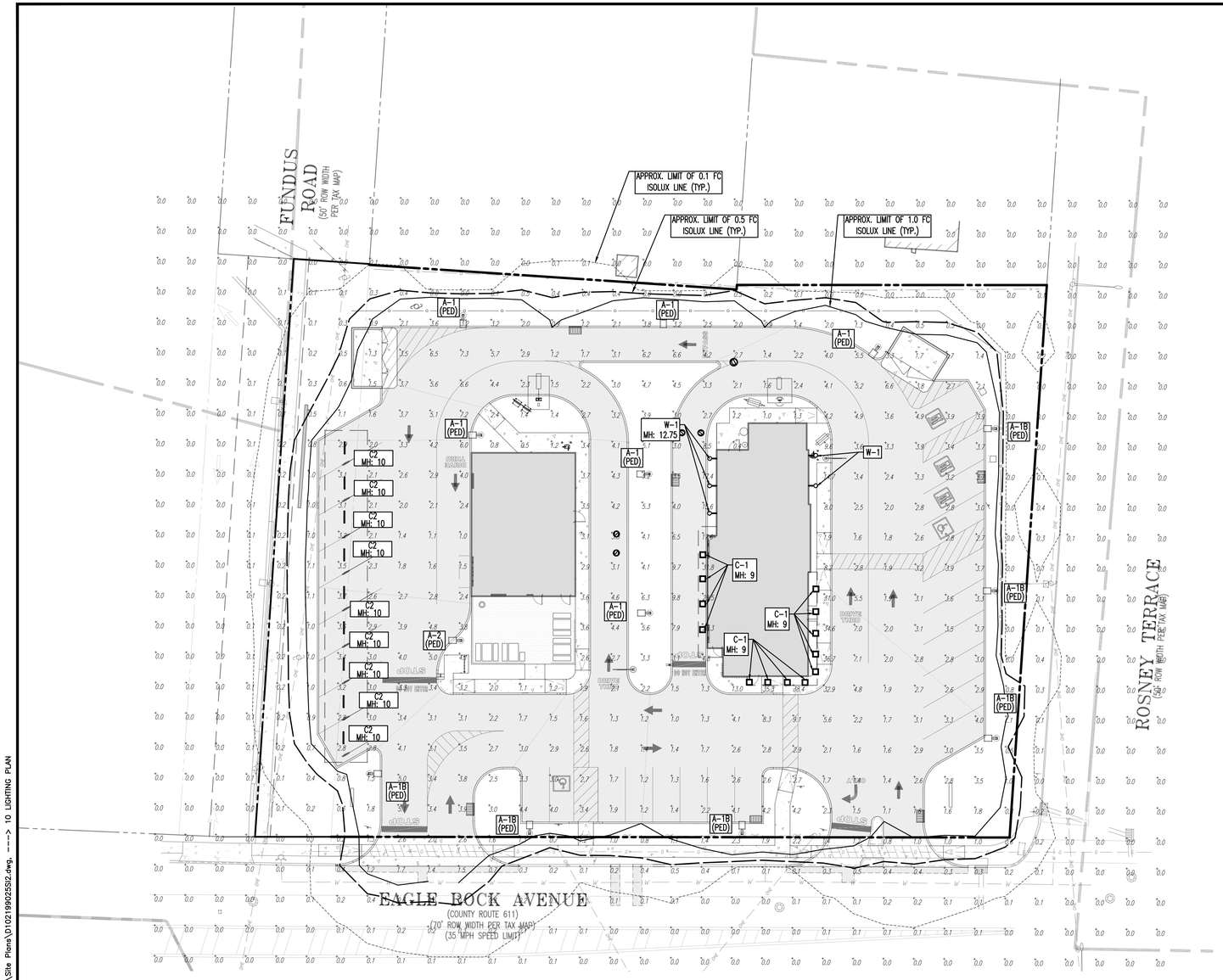
Plotted: 04/06/23 – 12:05 PM, By: areyes, – Product Ver: 24.2s (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990250SU2.dwg, ---> 08 UTILITY PLAN

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY


FUNDUS ROAD
(50' ROW WIDTH PER TAX MAP)
ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)
SWELL ROOFING
IN DRY WELL
ROOF LEADER
IN DRY WELL
ROOF LEADER
IN DRY WELL
ROOF LEADER

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



GENERAL NOTES

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

LIGHTING REQUIREMENTS

1. SITE LIGHTING SHALL BE DESIGNED TO PREVENT EXCESSIVE ILLUMINATION AND GLARE. (§25-14.1.a.2) **(COMPLIES)**
2. SITE LIGHTING SHALL BE DESIGNED TO PROVIDE PROPER ORIENTATION AND SHIELDING OF FIXTURES TO PREVENT UNDUE ILLUMINATION OF ADJACENT PROPERTIES. (§25-14.1.a.3) **(COMPLIES)**
3. ALL LIGHTING FIXTURES SHALL BE DIRECTED DOWNWARD AND SHALL BE EQUIPPED WITH THE NECCESSARY 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. (§25-14.1.b) **(COMPLIES)**
4. LIGHT POLES SHALL NOT EXCEED A HEIGHT OF EIGHTEEN (18) FEET ABOVE NORMAL GRADE IN THE VICINITY OF THE LIGHT FIXTURE. NORMAL GRADE SHALL BE CONSTRUED 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. (§25-14.1.c) **(COMPLIES)**
5. THE LEVEL OF ILLUMINATION AT GROUND LEVEL SHALL NOT EXCEED ONE HALF (0.5) OF A FOOTCANDLE AT THE PROPERTY LINE, NOR 0.3 OF A FOOTCANDLE AT ANY PROPERTY LINE ABUTTING A PROPERTY USED BY OR ZONED FOR RESIDENTIAL USE. (§25-14.1.d) **(COMPLIES)**
6. ALL WIRING FOR LIGHT FIXTURES SHALL BE LAID UNDERGROUND, AND NOT STRUNG BETWEEN POLES OR BUILDINGS. (§25-14.1.f) **(COMPLIES)**
7. ALL AREAS OF THE SITE AS DEPICTED ON THE SITE PLAN SHALL BE IDENTIFIED AS TO THE MINIMUM LEVEL OF ILLUMINATION IN COMPLIANCE WITH SUBSECTION 25-14.3. THE FIXTURE SPACING, TYPE, MOUNTING HEIGHT, WATTAGE, AND PHOTOMETRIC PATTERN SHALL BE SHOWN AND CALCULATED FOR EACH TYPE OF FIXTURE USED. THE LIGHTING FOR OFF-STREET PARKING SHALL BE DESIGNED TO DIRECT LIGHT DOWNWARDS TOWARDS THE PARKING AREAS. (§25-14.2) **(COMPLIES)**
8. MINIMUM MAINTAINED LUX/FOOTCANDLES IN PEDESTRIAN WALKWAYS SHALL BE 10/0.9 LUX/FOOTCANDLES. (§25-14.3) **(COMPLIES)**
9. MINIMUM MAINTAINED LUX/FOOTCANDLES IN PARKING AREAS SHALL BE 20/2.0 LUX/FOOTCANDLES. (§25-14.3) **(WAIVER – PROPOSED MINIMUM ILLUMINATION IN PARKING AREA OF 0.5 FOOTCANDLES)**
10. MINIMUM MAINTAINED LUX/FOOTCANDLES IN STREETS SHALL BE 1.3/1.2 LUX/FOOTCANDLES. (§25-14.3) **(COMPLIES)**
11. 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	IES FILE
	6	A-1	15 FT	SINGLE	1.000	LSI INDUSTRIES INC.	TYPE 4 AREA LIGHT	SSA-LED-18L-ACR-FT-40.ies
	6	A-1B	18 FT	SINGLE	1.000	LSI INDUSTRIES INC.	TYPE 4 AREA LIGHT	SSA-LED-18L-ACR-FT-40.ies
	1	A-2	18 FT	SINGLE	1.000	LSI INDUSTRIES INC.	TYPE 3 AREA LIGHT	MPMC-3-A-400.ies
	5	W-1	19 FT	SINGLE	1.000	LSI INDUSTRIES INC.	WALL LIGHT	LMH020-4000-3509-000007W (1).ies
	13	C-1	9 FT	SINGLE	1.000	LSI INDUSTRIES INC.	CANOPY LIGHT	L03130308.ies
	9	C-2	10 FT	SINGLE	1.000	GM LIGHTING	CANOPY LIGHT	V120-HO-40-2FT.IES

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).

GRAPHIC SCALE

−20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

Rev.	Date	Comments	By
1	07/03/23	REV. PER SPRAB MEETING COMMENTS	PSD
2	03/31/23	REV. PER SDO COMMENTS	RPF

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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

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: PSD
SCALE: (H) 1"=20' (V)
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: _
SHEET No: 10 OF 17
Rev. # 2

MATTHEW J. BERSCH
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NEW JERSEY LICENSE No. 54522

ROBERT P. FREUD
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File: \\decpc-local\decfolders\Data\DECPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\01021990255ht2.dwg, ----> 10 LIGHTING PLAN
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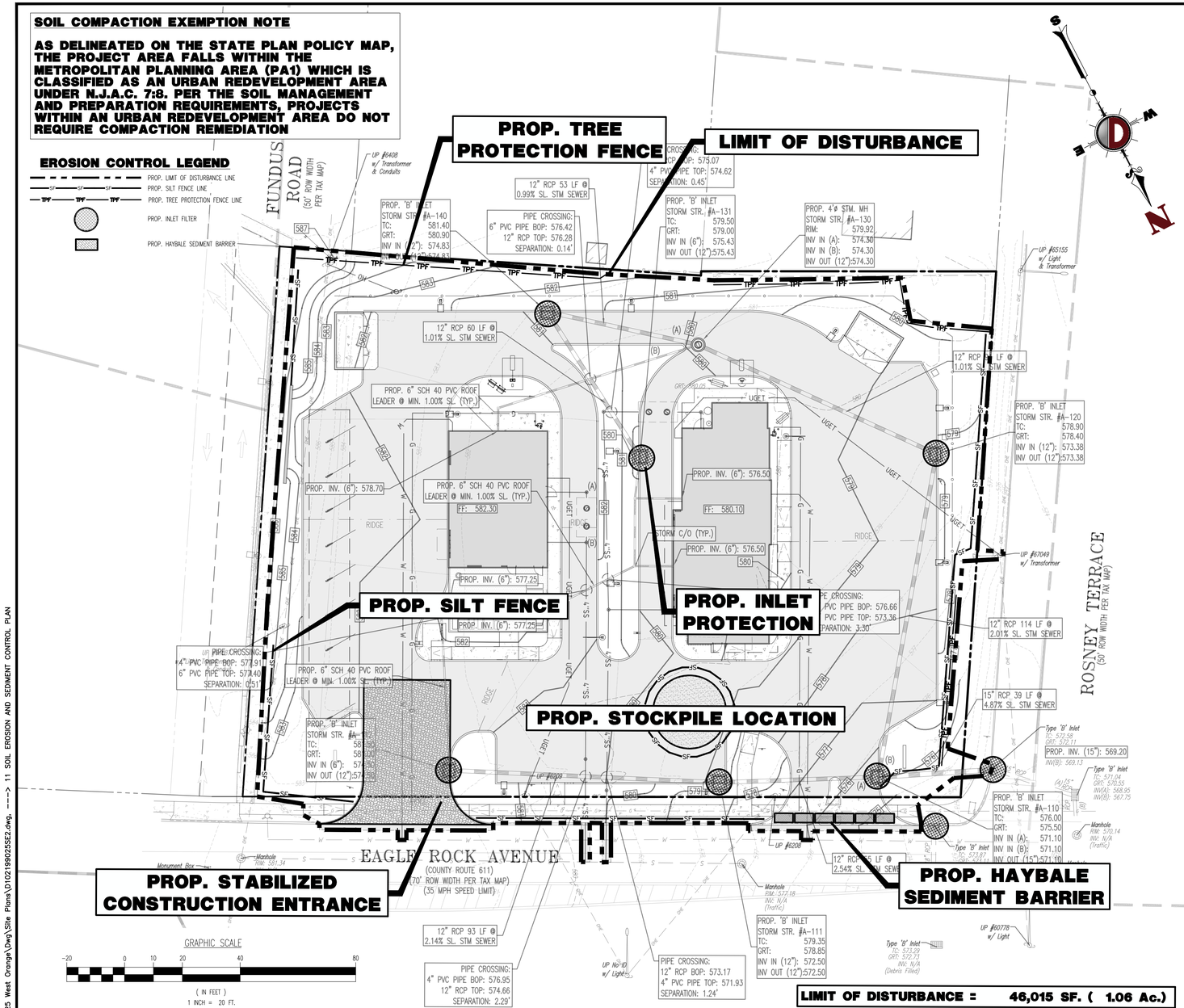
THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

SOIL COMPACTION EXEMPTION NOTE

AS DELINEATED ON THE STATE PLAN POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1) WHICH IS CLASSIFIED AS AN URBAN REDEVELOPMENT AREA UNDER N.J.A.C. 7:8. PER THE SOIL MANAGEMENT AND PREPARATION REQUIREMENTS, PROJECTS WITHIN AN URBAN REDEVELOPMENT AREA DO NOT REQUIRE COMPACTION REMEDIATION

EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER



SEQUENCE OF CONSTRUCTION:

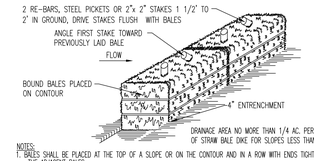
PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING.
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.
PHASE 5: COMPLETE BUILDING CONSTRUCTION.
PHASE 6: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
PHASE 7: FINAL GRADING ON SITE.
PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BE BOUND IN ACCORDANCE WITH THE STATE STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
4. STABILIZATION SPECIFICATIONS – TEMPORARY SEEDING AND MULCHING:
   – LIME – 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER – 11 LBS/1,000 SF; 10–20–10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
   – SEEDS:
   COOL SEASON:
   PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
   WARM SEASON:
   PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
   – MULCH – SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.
5. TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER 3:1).
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
11. A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. BLANKET SHALL BE 1–1/2" TO 2" CRUSHED STONE AND AT LEAST 30' X 100', AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
12. MAXIMUM SLOPE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
13. ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2–1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.
14. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
15. ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL).
16. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUT FALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
17. ALL DE–WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL).
18. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
19. PERMANENT STABILIZATION SPECIFICATIONS: SEEDING
20. PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
   A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
   B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
   C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
   (1) PEG AND TWINE
   (2) MULCH NETTING
   (3) LIQUID MULCH–BINDERS
21. ALL UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
22. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION.
23. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE REMOVED OR TREATED IN SUCH A WAY TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. (IF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON–VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED.)
24. ALL SITE WORK FOR SITE PLANS WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY .
25. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
26. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

SOIL EROSION AND SEDIMENT CONTROL NOTES

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 RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCO: 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@HEPSCO.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 RESTABILIZATION 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 ½ – 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.



NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE–BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAYBALE SEDIMENT BARRIER DETAIL
NOT TO SCALE

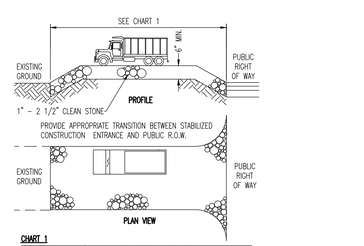
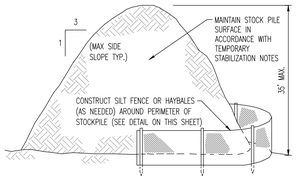


CHART 1

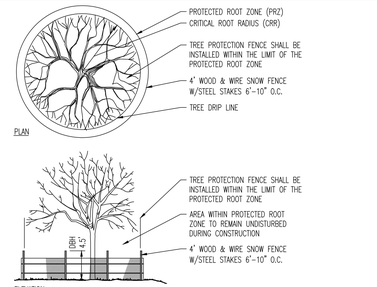
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



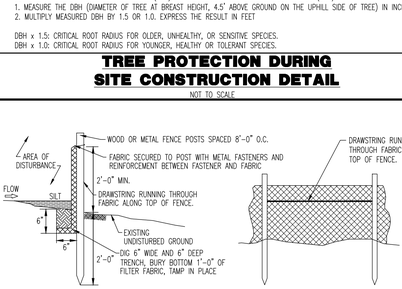
TEMPORARY STOCKPILE DETAIL
NOT TO SCALE



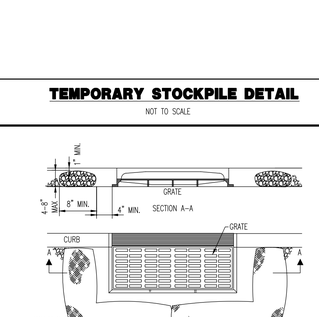
ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL
NOT TO SCALE



1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 50 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER–TO–CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.



NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 1179, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. INSPECTIONS SHALL BE FREQUENT; MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

INLET FILTER DETAIL
NOT TO SCALE

SILT FENCE DETAIL
NOT TO SCALE

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

Rev.	Date	Comments	By
2	03/31/23	REV. PER SPRAB MEETING COMMENTS	PSD
1	01/03/23	REV. PER SCD COMMENTS	RPFK

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: SOIL EROSION AND SEDIMENT CONTROL 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

JOB No: 1021–99–025
DATE: 11/09/2022
DRAWN BY: PSD
SCALE: (H) 1"=20' (V)
DESIGNED BY: DG/MW
SHEET No: 11 OF 17
CHECKED BY: MJB
CHECKED BY: –

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

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

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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS TO CONTACT 811 BEFORE PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev. # 2

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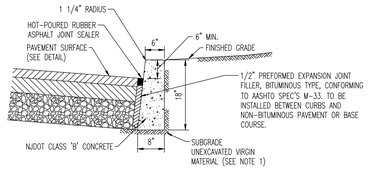
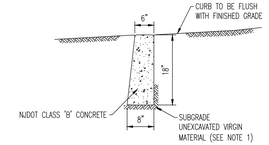
Plotted: 04/06/23 – 12:06 PM, By: areyes, – Product Ver: 24.2a (LMS Tech)
File: \\decpc.local\Jobfolders\Data\DECPC PROJECTS\1021 Parkin Network, LLC\99–025 West Orange\Dwg\Site Plans\01021990258E2.dwg, ----> 11 SOIL EROSION AND SEDIMENT CONTROL PLAN



6" CURB REVEAL



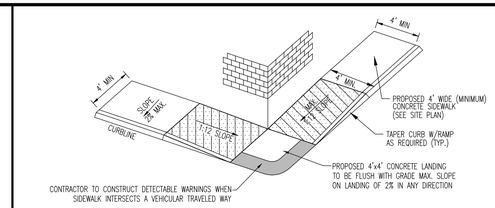
FLUSH CURB

NOTES:

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTOM-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.

CONCRETE CURB DETAIL

NOT TO SCALE



NOTES:

1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

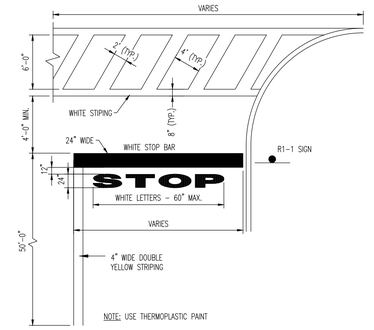
2.) COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.

3.) A LEVEL LANDING AREA (MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF THE RAMP. THE LANDING CLEAR LENGTH SHALL BE 36" MIN AND THE CLEAR WIDTH SHALL BE AS WIDE AS THE RAMP.

4.) CURB RAMPS, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

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

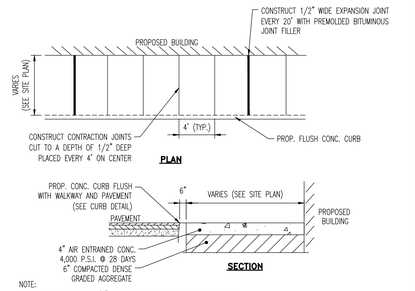
NOT TO SCALE



NOTE: USE THERMOPLASTIC PAINT

STOP CONTROLLED INTERSECTION CROSSWALK AND STOP BAR DETAIL

NOT TO SCALE

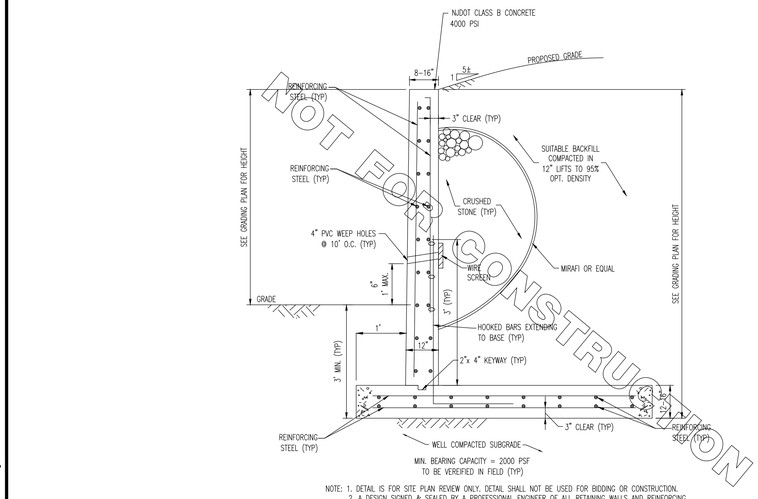


NOTE:

1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

FLUSH CURB AND WALK DETAIL AT BUILDING

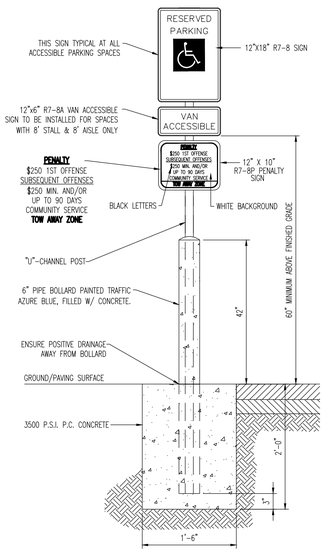
NOT TO SCALE



NOTE: 1. DETAIL IS FOR SITE PLAN REVIEW ONLY. DETAIL SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
2. A DESIGN SIGNED & SEALED BY A PROFESSIONAL ENGINEER OF ALL RETAINING WALLS AND REINFORCING TO BE SUBMITTED TO MUNICIPAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

CONCRETE RETAINING WALL DETAIL

NOT TO SCALE



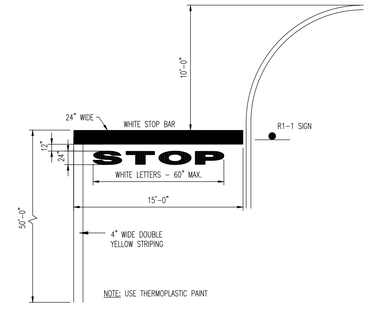
NOTES:

1.) IF AT THE TIME OF CONSTRUCTION THE STATE OF NEW JERSEY HAS APPROVED FINES/PENALTIES DIFFERENT THAN THOSE INDICATED ON THIS DETAIL, CONTRACTOR IS TO PROVIDE SIGNAGE INDICATING THE CURRENT FINES/PENALTIES AS APPROVED BY THE STATE OF NEW JERSEY.

2.) VAN ACCESSIBLE SIGN SHALL BE 60" MINIMUM ABOVE FINISHED GRADE WHERE APPLICABLE. WHEN VAN ACCESSIBLE IS NOT REQUIRED, R7-8 SIGN SHALL BE SET AT 60" MINIMUM ABOVE FINISHED GRADE.

A.D.A. PARKING SIGN ON BOLLARD DETAIL

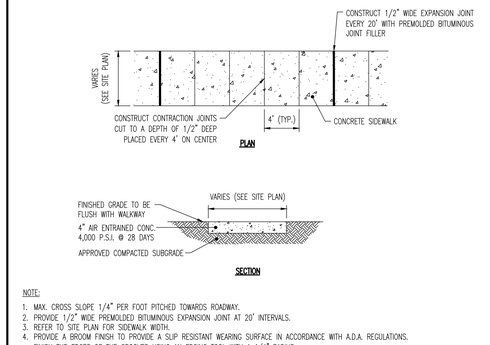
NOT TO SCALE



NOTE: USE THERMOPLASTIC PAINT

CONTROLLED INTERSECTION STRIPING AND SIGNAGE DETAIL

NOT TO SCALE

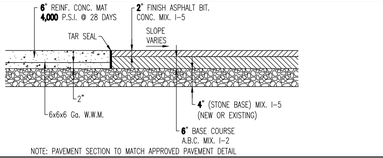


NOTE:

1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

SIDEWALK DETAIL

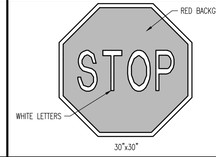
NOT TO SCALE



NOTE: PAVEMENT SECTION TO MATCH APPROVED PAVEMENT DETAIL

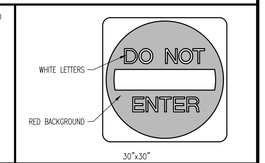
CONCRETE & PAVING DETAIL

NOT TO SCALE



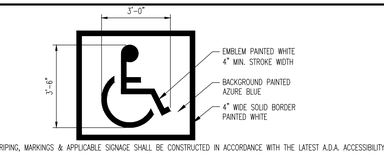
R1-1 SIGN DETAIL

NOT TO SCALE



R5-1 SIGN DETAIL

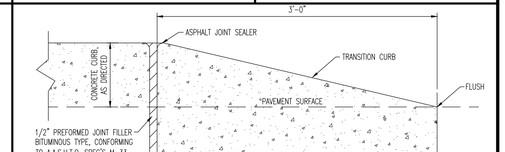
NOT TO SCALE



NOTE: ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

PAINTED A.D.A. PARKING SYMBOL DETAIL

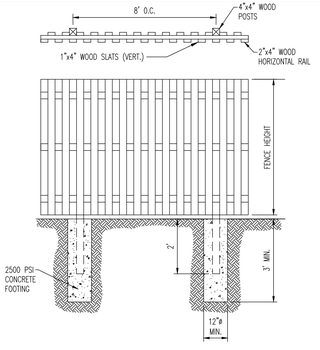
NOT TO SCALE



NOTE: SEE CURB DETAIL FOR MATERIAL SPECIFICATIONS, BEDDING REQUIREMENTS, ETC.

VERTICAL CURB TAPER DETAIL

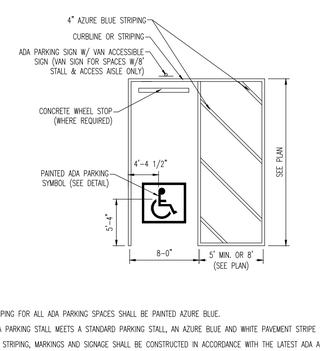
NOT TO SCALE



NOTE: POSTS AND SLATS TO BE PRESSURE TREATED LUMBER

BOARD-ON-BOARD FENCE DETAIL

NOT TO SCALE

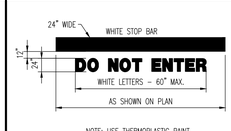


NOTES:

1. PAVEMENT STRIPING FOR ALL ADA PARKING SPACES SHALL BE PAINTED AZURE BLUE.
2. WHERE AN ADA PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES.

ADA STALL MARKINGS DETAIL

NOT TO SCALE



NOTE: USE THERMOPLASTIC PAINT

DO NOT ENTER STRIPING DETAIL

NOT TO SCALE

Rev.	Date	Comments	By
2	09/21/23	REV. PER SPRAB MEETING COMMENTS	PSD
1	07/20/23	REV. PER SCD COMMENTS	RPK

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: CONSTRUCTION DETAILS

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:	NSR
SCALE:(H) NOT TO (V) SCALE	
DESIGNED BY:	DG/MW
CHECKED BY:	MJB
CHECKED BY:	_
SHEET No:	12 OF 17
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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Plotted: 04/06/23 - 12:07 PM, By: areyes, - Product Ver: 24.2a (LMS Tech)
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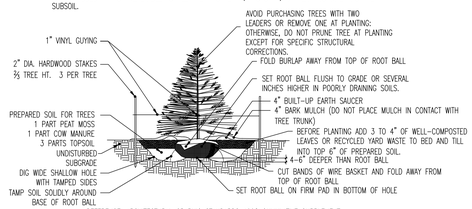
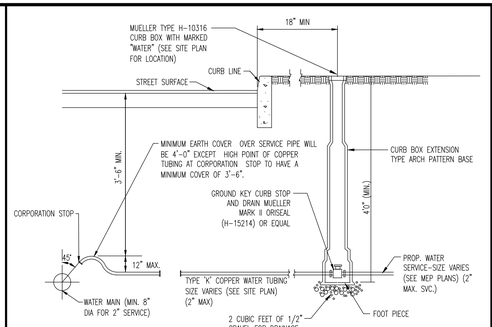


NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ⅓ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

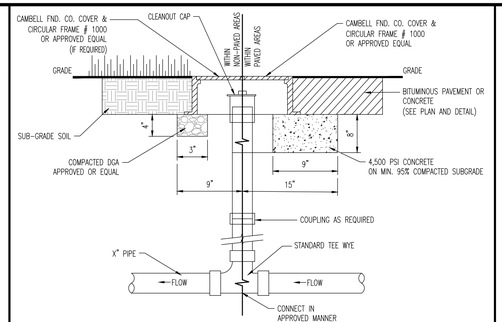
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



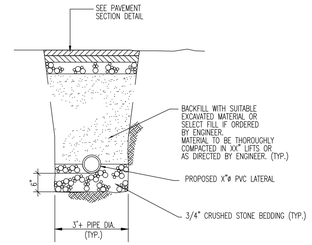
NOTE: CONTRACTOR TO VERIFY SIZE AND LOCATION OF UTILITY SERVICES WITH ARCHITECTURAL PLANS AND/OR M.E.P. DRAWINGS. WHERE CONFLICT EXISTS WITH THE SITE PLAN, ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

WATER SERVICE CONNECTION
NOT TO SCALE



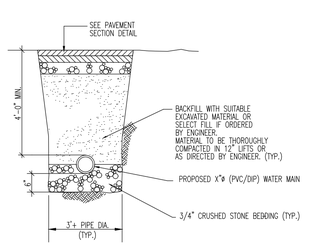
1. ALL SANITARY SEWER PIPE IS BE SDR-35 PVC UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER PIPE IS TO BE SCH-40 PVC UNLESS OTHERWISE NOTED.
3. ALL CLEANOUT CAPS ARE TO BE BRASS FOR SANITARY AND PVC FOR STORM SEWER.
4. X" – SEE PLAN FOR PIPE DIAMETER

CLEANOUT DETAIL
NOT TO SCALE



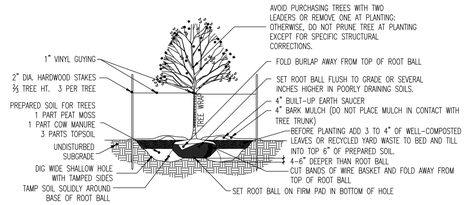
NOTE:
1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
2. X" – SEE PLAN FOR PIPE DIAMETER.

SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



NOTE:
1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
2. X" – SEE PLAN FOR PIPE DIAMETER.

WATER SERVICE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ⅓ FROM TOP ROOT BALL
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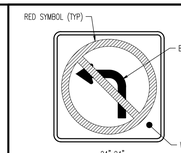
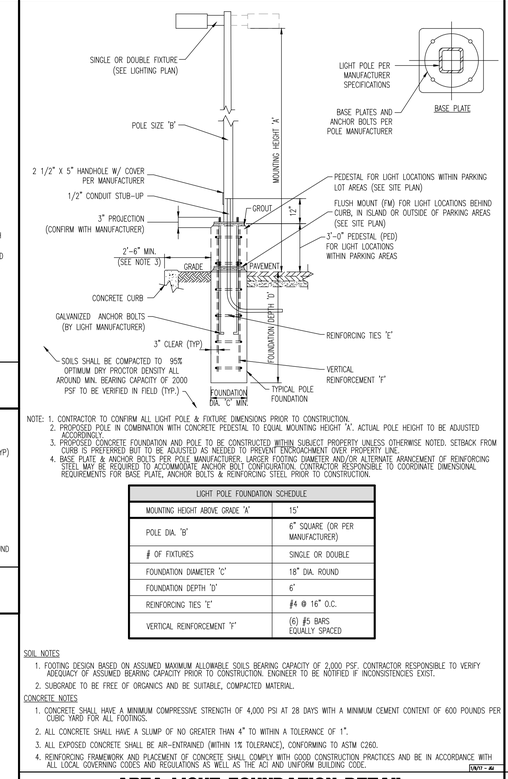
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



R3-2 SIGN DETAIL
NOT TO SCALE



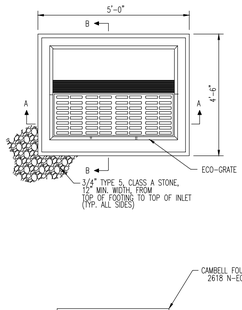
NOTE: 1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. PROPOSED POLE IN COMBINATION WITH CONCRETE PEDESTAL TO EQUAL MOUNTING HEIGHT 'A'. ACTUAL POLE HEIGHT TO BE ADJUSTED ACCORDINGLY.
3. PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
4. BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

LIGHT POLE FOUNDATION SCHEDULE	
MOUNTING HEIGHT ABOVE GRADE 'A'	15'
POLE DIA. 'B'	6" SQUARE (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE
FOUNDATION DIAMETER 'C'	18" DIA. ROUND
FOUNDATION DEPTH 'D'	6'
REINFORCING TIES 'E'	#4 @ 16" O.C.
VERTICAL REINFORCEMENT 'F'	(6) #5 BARS EQUALLY SPACED

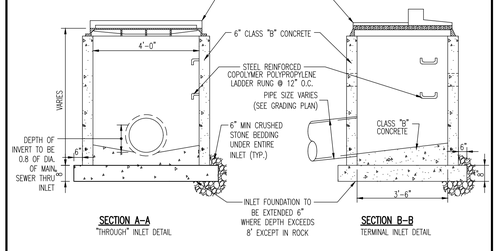
SOIL NOTES
1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.

CONCRETE NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE ACI AND UNIFORM BUILDING CODE.

AREA LIGHT FOUNDATION DETAIL
NOT TO SCALE



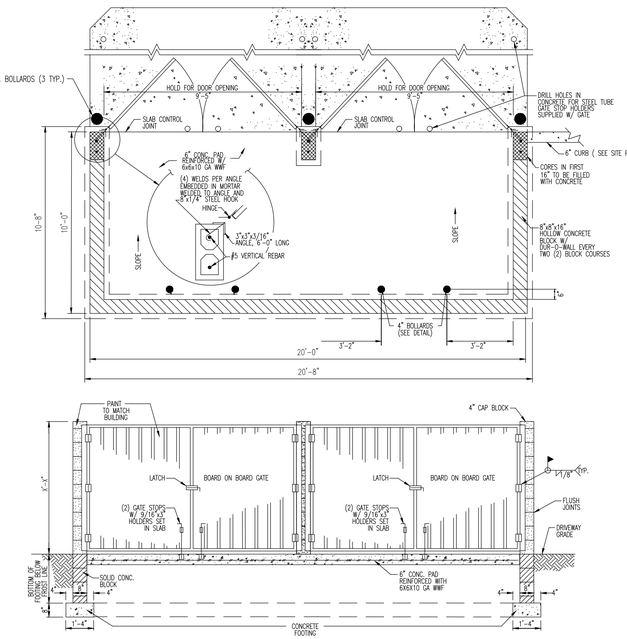
NOTES
1. CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
2. ALL CONCRETE TO BE N.J.D.O.T. CLASS "B" CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 2618 BICYCLE SAFE N-ECO GRATE SET IN CONC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.



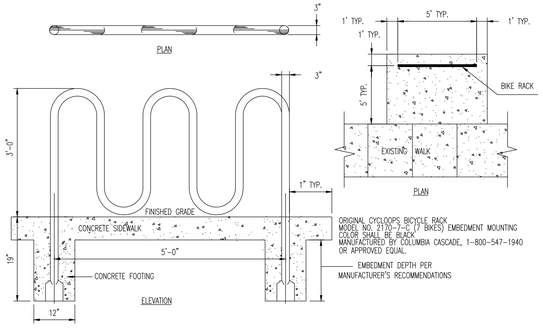
SECTION A-A
"THROUGH" INLET DETAIL

SECTION B-B
TERMINAL INLET DETAIL

TYPE 'B' INLET
NOT TO SCALE



MASONRY TRASH/BOARD-ON-BOARD GATE ENCLOSURE DETAIL
NOT TO SCALE



'U' BICYCLE RACK DETAIL
NOT TO SCALE

Rev.	Date	Comments	By
1	07/03/23	REV. PER SCD COMMENTS	RPF
2	10/31/23	REV. PER SPRAB MEETING COMMENTS	RPF

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE:
CONSTRUCTION DETAILS

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/MW
CHECKED BY:	MJB
CHECKED BY:	–
DATE:	11/09/2022
SCALE:	(H) NOT TO (V) SCALE
SHEET No:	13 OF 17
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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Plotted: 04/06/23 – 12:07 PM, By: aroyes, – Product Ver: 24.2s (LMS Tech)
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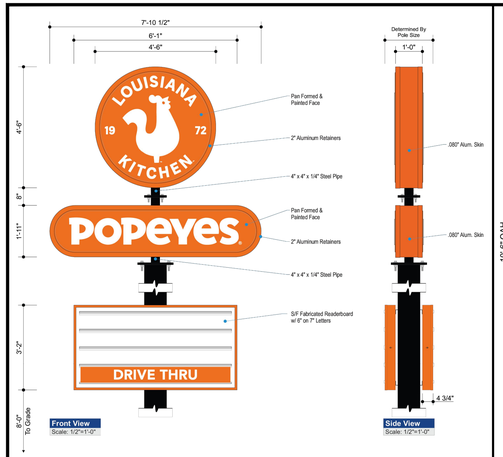
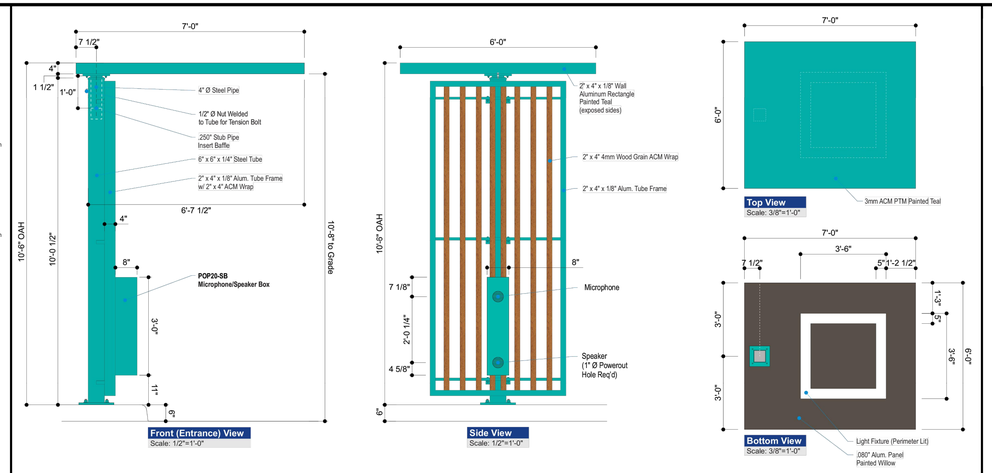


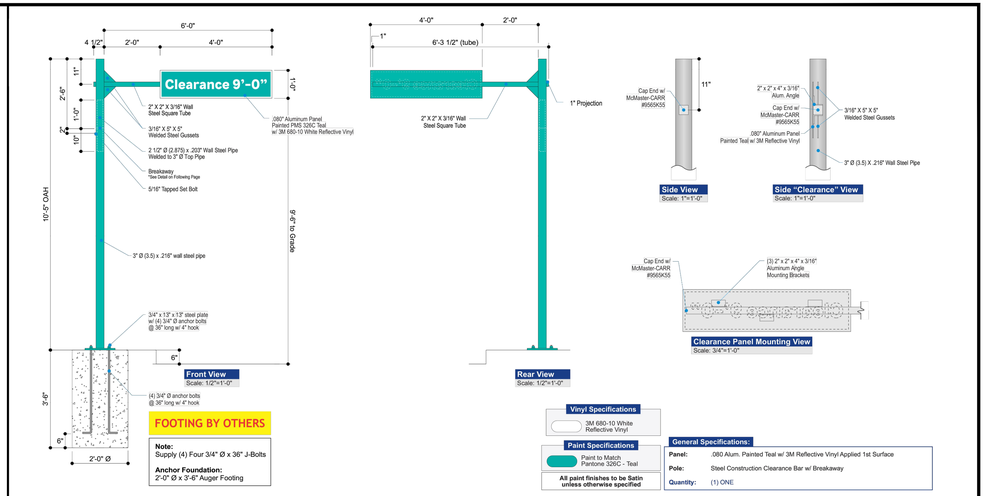
POPEYES FREESTANDING PYLON SIGN

NOT TO SCALE



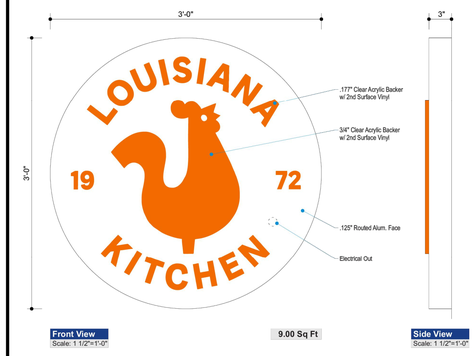
DRIVE-THRU CANOPY W/SPEAKER & CONF. BOARD

NOT TO SCALE



CLEARANCE SIGN

NOT TO SCALE

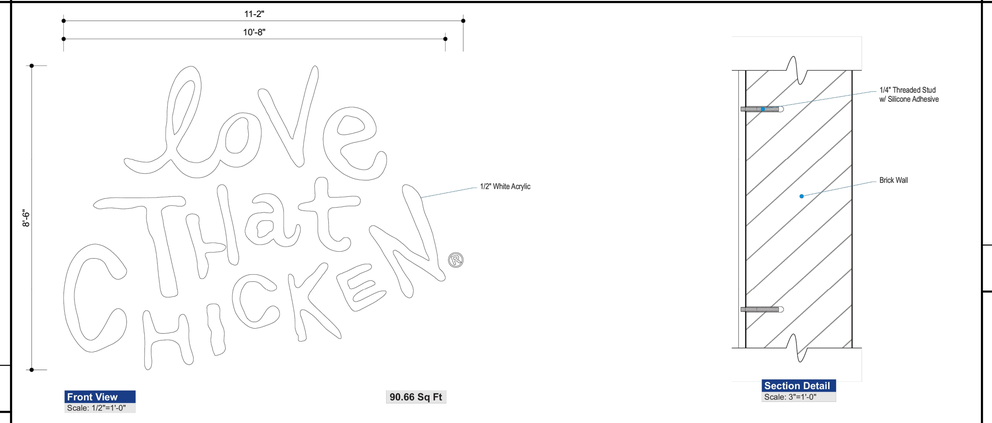


POPEYES BRAND SEAL SIGN

NOT TO SCALE

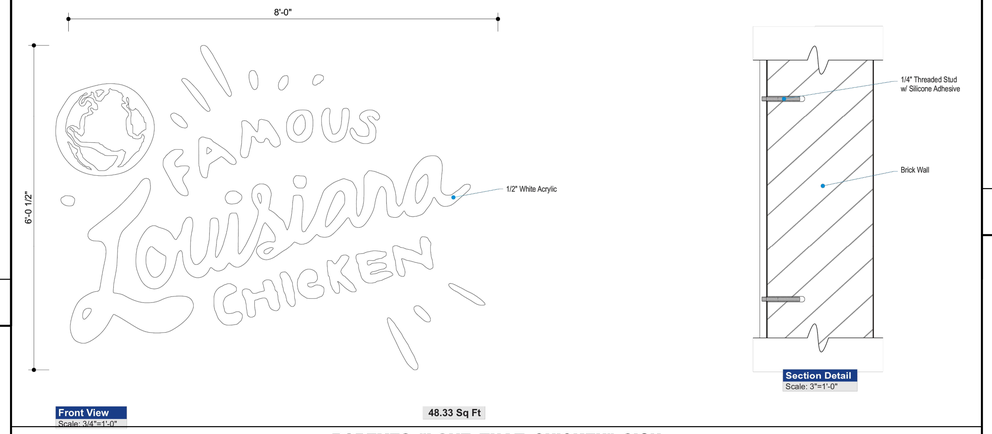
POPEYES CHANNEL LETTER DETAIL

NOT TO SCALE



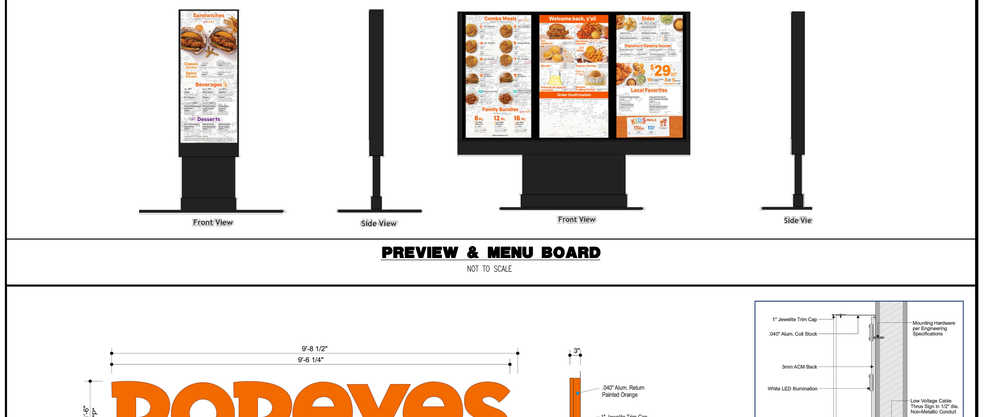
POPEYES "LOVE THAT CHICKEN" SIGN

NOT TO SCALE



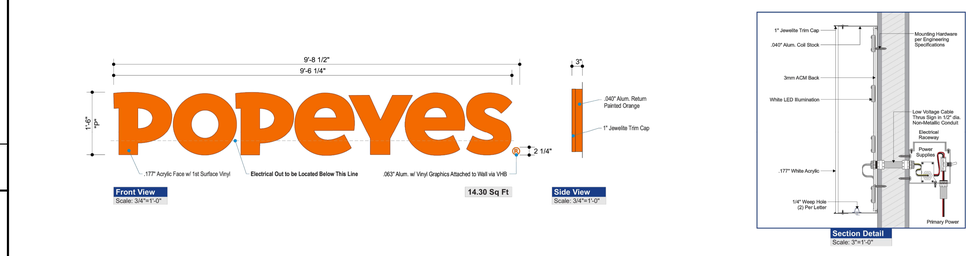
POPEYES "LOVE THAT CHICKEN" SIGN

NOT TO SCALE



PREVIEW & MENU BOARD

NOT TO SCALE



Hardware Mounting Chart			
Note: Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req.	Masonry	Wood	Metal
Letters			
1/4" x 2-1/4" Tapcons	●		
Flathead Stainless Screws		●	●

Vinyl Specifications
3M 3630-84 Tangerine

Paint Specifications
Paint to Match Pantone 3564C - Orange
All paint finishes to be Satin unless otherwise specified

Color Specifications
#7328 White Acrylic
Orange Jewelite Trim Cap

General Specifications:

Face:	.177" #7328 White Acrylic w/ 1st Surface 3M Vinyl & 1" Jewelitte Trim Cap
Returns:	.040" Alum. Coil Painted Tangerine
Backs:	3mm White ACM
Illum:	White LEDs as Required per Manufacturer, Remote Power Supplies
Electrical:	Actual Number of Circuits to be Determined by Licensed Electrical Contractor (1) 20 AMP Circuit, 120 Volts - All Wiring Shall be 12 GA
Quantity:	(1) ONE

POPEYES ONLY CHANNEL LETTERS SIGN

NOT TO SCALE

Plotted: 04/06/23 - 12:07 PM, By: areyes, - Product Ver: 24.2a (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange\Dwg\Site Plans\01021990250SD2.dwg, ----> 14 CONSTRUCTION DETAILS

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Rev.	Date	Comments	By
2	05/31/23	REV. PER SPRAB MEETING COMMENTS	FSD
1	07/03/23	REV. PER SCD COMMENTS	RPK

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: CONSTRUCTION DETAILS

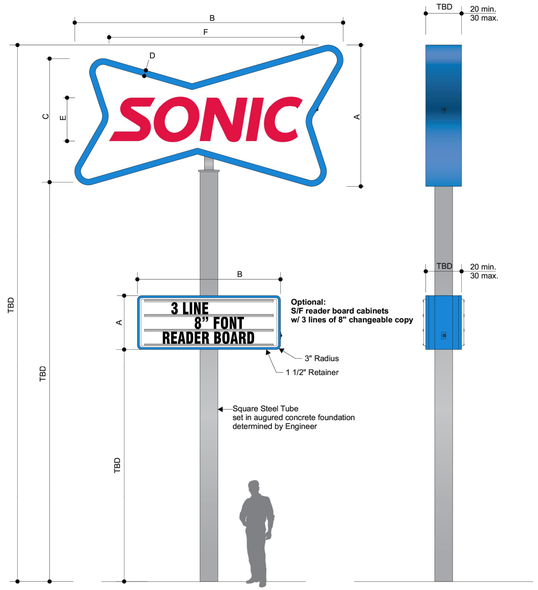
PROJECT: **ORANGE DEV, LLC**
PROPOSED POPEYE'S & SONIC RESTAURANT
BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: NSR
SCALE: (H) NOT TO (V) SCALE
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: _
SHEET No: 14 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
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON INTENDING TO DISTURB THE EARTH'S SURFACE, BEFORE BEGINNING WORK.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

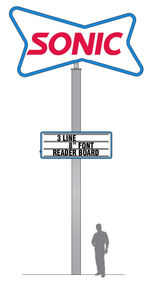


Front Elevation (Side A)

Scale: 1/4"=1'-0"

Side View

Scale: 1/4"=1'-0"



Front Elevation (Side B)

Scale: 1/8"=1'-0"

Note:
LED Layout to be Provided by Sloan LED

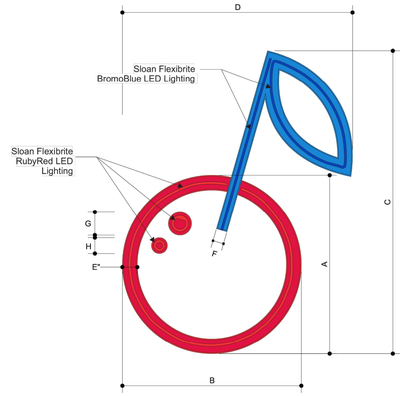
Sign Type	A	B	C	D	E	F	Recommendation
6'-0" Sign	3'-1 15/16"	6'-0"	2'-9 15/16"	1 5/8"	11 11/16"	4'-3 7/8"	(Polycarbonate Embossed Face)
8'-0" Sign	4'-2 9/16"	8'-0"	3'-9 1/4"	2 1/8"	1'-3 5/8"	5'-9 3/16"	(Polycarbonate Embossed Face)
10'-0" Sign	5'-3 3/16"	10'-0"	4'-8 9/16"	2 11/16"	1'-7 1/2"	7'-2 1/2"	(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 - PMS 192C (3M 3730-2324)
- Blue - PMS 2382C (3M 3730-8094)
- Flexible Vinyl Face (3M Panagraphics 3)
- UV Overlay (3M 3660M)
- Light Blue (3M 180mc-7285)
- PMS 425C (SW 7659 Gris Silver)
- SW 4361 Sonic Logo Blue (sign cabinet refresh)

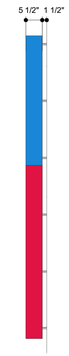
SONIC FREESTANDING PYLON SIGN

NOT TO SCALE



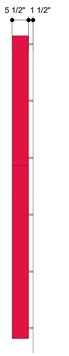
FRONT VIEW

Scale: 1/2" = 1'-0"



SIDE VIEW (BLUE/RED)

Scale: 1/2" = 1'-0"



SIDE VIEW (RED)

Scale: 1/2" = 1'-0"

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

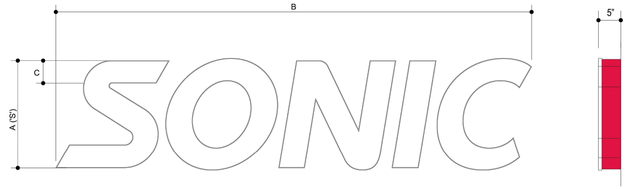
- Red - PMS 192C
- Blue - PMS 2382C
- Opaque White

LED COLOR SPECIFICATIONS

- Sloan Flexibrite RubyRed LED Lighting
- Sloan Flexibrite - BromoBlue LED Lighting

SONIC CHERRY LOGO SIGN

NOT TO SCALE



FRONT VIEW

SCALE: 3/4" = 1'-0"

SIDE VIEW

SCALE: 1" = 1'-0"

Note:
LED Layout to be Provided by Sloan LED

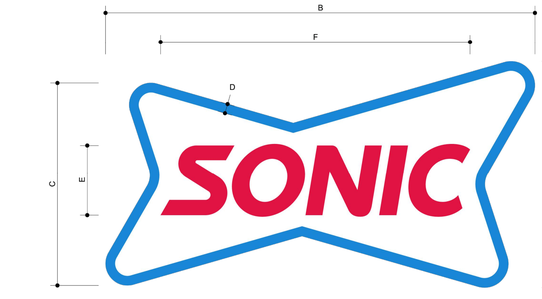
Sign Type	A	B	C
18" Letters	1'-6"	6'-7 3/4"	3 3/4"
20" Letters	1'-8"	7'-4 5/8"	4 3/16"
24" Letters	2'-0"	8'-10 3/8"	5"
30" Letters	2'-6"	11'-0 15/16"	6 5/16"

COLOR SPECIFICATIONS

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

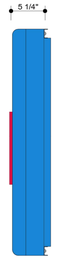
SONIC CHANNEL LETTER DETAIL

NOT TO SCALE



FRONT VIEW

SCALE: 1" = 1'-0"



SIDE VIEW (POLY. FACE)

SCALE: 1" = 1'-0"

SIDE VIEW (FLEX FACE)

SCALE: 1" = 1'-0"

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

SONIC SIGN

NOT TO SCALE

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

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: CONSTRUCTION DETAILS

PROJECT: **ORANGE DEV, LLC**
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DATE:	11/09/2022
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SCALE:	(H) NOT TO (V) SCALE
DESIGNED BY:	DG/MW
SHEET No:	15 OF 17
CHECKED BY:	MJB
CHECKED BY:	_
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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Plotted: 04/06/23 - 12:08 PM, By: aroyes, - Product Ver: 24.2s (LMS Tech)
File: \\descpc.local\ecfolders\Data\DECPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990255D2.dwg, ----> 15 CONSTRUCTION DETAILS
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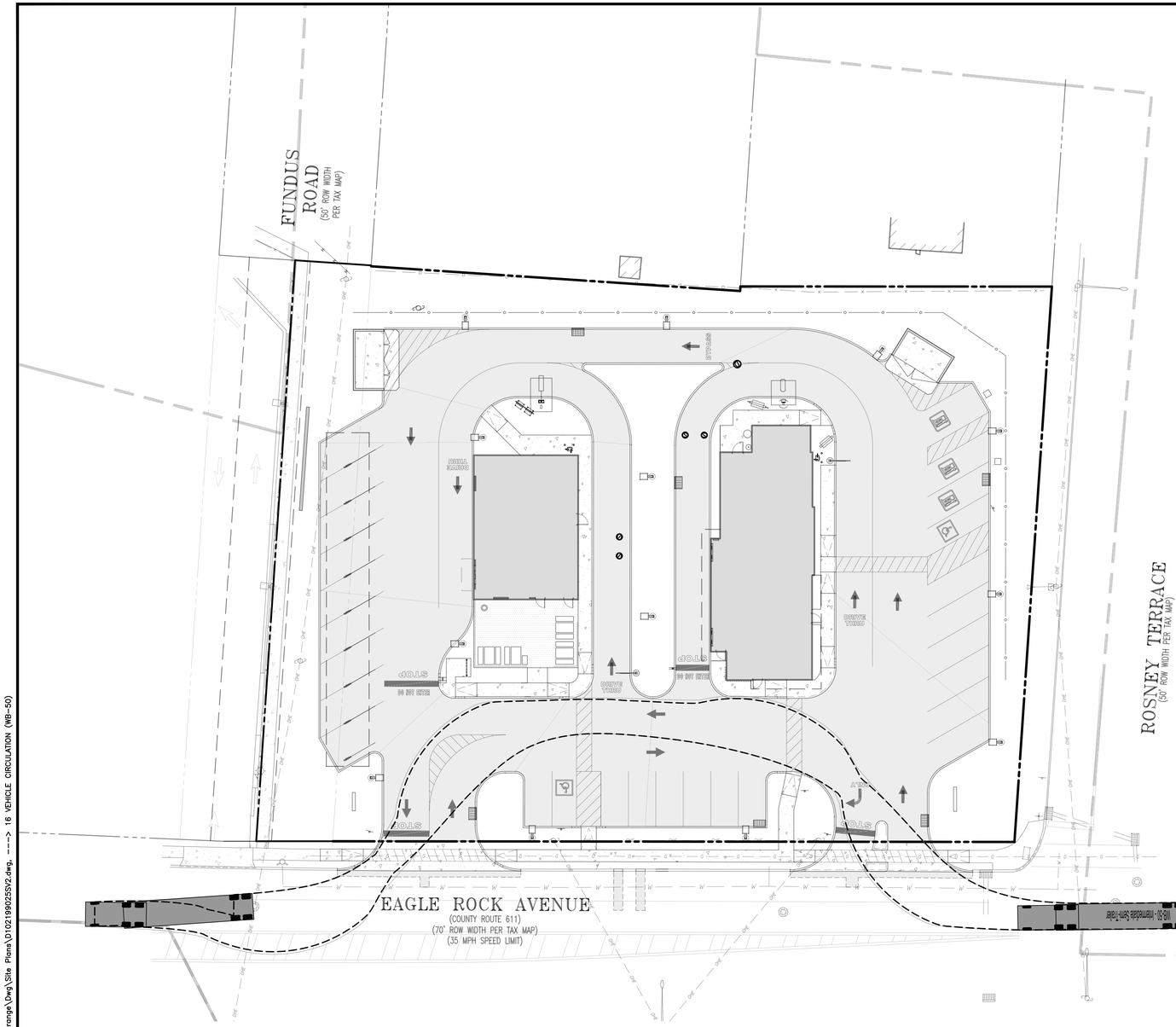
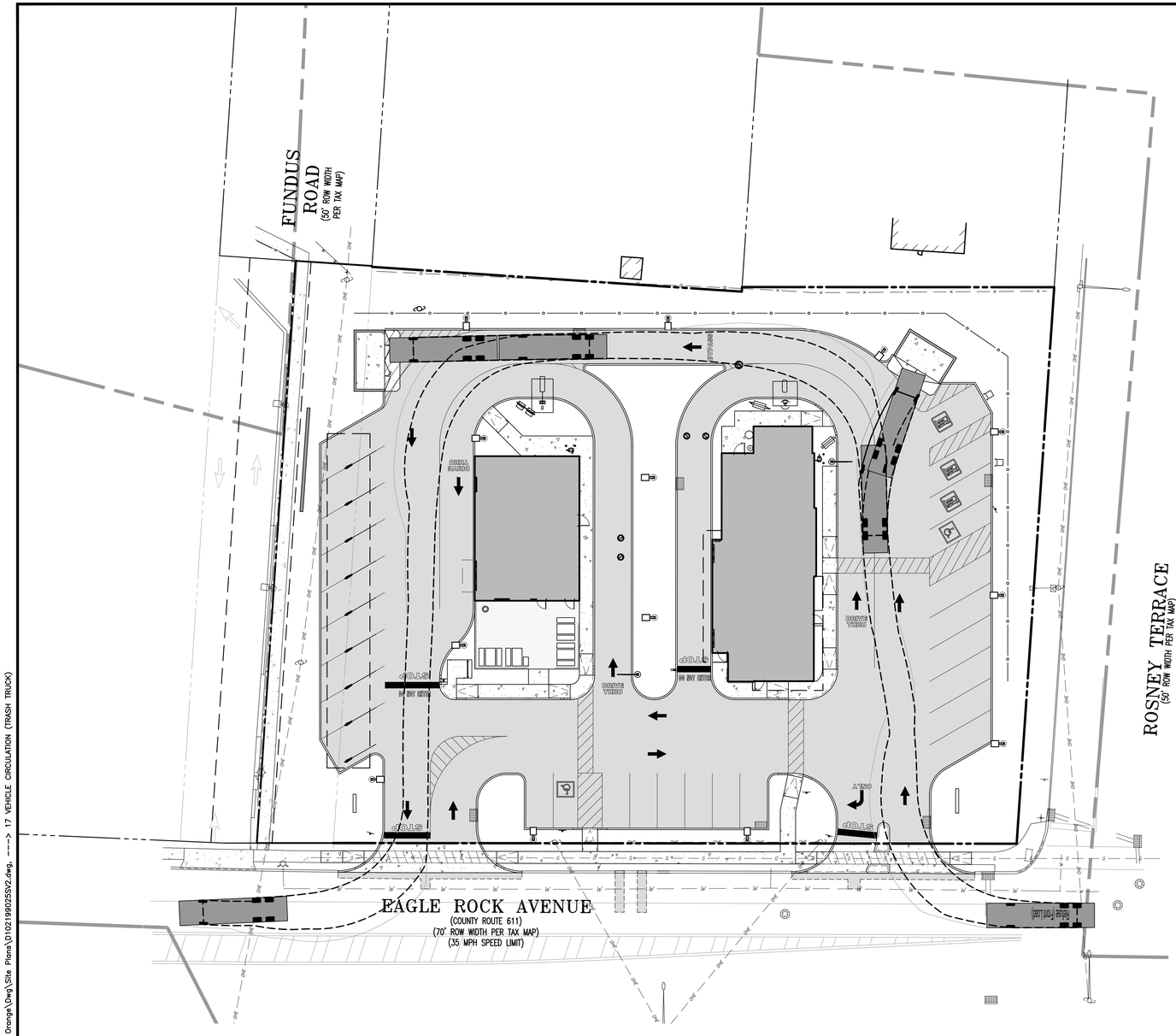
THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY


FUNDUS ROAD
(50' ROW WIDTH PER TAX MAP)
ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)
EAGLE ROCK AVENUE
(COUNTY ROUTE 611)
(70' ROW WIDTH PER TAX MAP)
(35 MPH SPEED LIMIT)
EXISTING CURB LINE
EXISTING CURB LINE
EXISTING
EXISTING
EXISTING

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY


FUNDUS ROAD
(50' ROW WIDTH PER TAX MAP)
ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)
EAGLE ROCK AVENUE
(COUNTY ROUTE 611)
(70' ROW WIDTH PER TAX MAP)
(35 MPH SPEED LIMIT)
EXISTING 8" WATER MAIN (TO BE ABANDONED)
EXISTING 8" WATER MAIN (TO REMAIN