# PRELIMINARY AND FINAL SITE PLAN

FOR

# MPB REALTY, LLC

# PROPOSED POPEYES RESTAURANT & SONIC RESTAURANT

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

470 EAGLE ROCK AVENUE (CR-611)

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

## 200' PROPERTY OWNERS LIST

| PROPERTY OWNER | BLOCK | LOT |
|---|---|---|
| WEST ORANGE PLAZA,<br>P.O. BOX 326<br>PLAINFIELD, NJ 07061 | 152.01 | 1445 |
| MAYFAIR FARMS HOLDING CORP.<br>481 EAGLE ROCK AVENUE<br>WEST ORANGE, NEW JERSEY 07052 | 152.01 | 1445.01 |
| ISMAIL, HUSSEIN<br>6 ROSNEY TERR.<br>WEST ORANGE, NJ 07052 | 153 | 1 |
| THOMAS, SHIBU<br>8 ROSNEY TERR<br>WEST ORANGE, NJ 07052 | 153 | 2 |
| BISE, JEAN-LUC & BANK, MARGARET<br>10 ROSNEY TERR<br>WEST ORANGE, NJ 07052 | 153 | 3 |
| ALTUNKAYA, EMRAH & FIGEN<br>15 FUNDUS ROAD<br>WEST ORANGE, N.J. 07052 | 153 | 32 |
| PRINCE, CHRISTINA M<br>11 FUNDUS ROAD<br>WEST ORANGE, N.J. 07052 | 153 | 34 |
| WRIGHT, BARRY N. & HELEN<br>9 FUNDUS RD<br>WEST ORANGE, NJ 07052 | 153 | 35 |
| ZG REAL ESTATE LLC<br>235 MAIN ST. #296<br>MADISON, NJ 07940 | 153 | 38 |
| CATALANO, GAETANO<br>9 WOODHULL AVENUE<br>WEST ORANGE, NJ 07052 | 153.14 | 4 |
| DIAZ, BERTHA<br>11 WOODHULL AVE<br>WEST ORANGE, NJ 07052 | 153.14 | 5 |
| ABDELAZIZ, HOSSAM & AHMED,JIHAN<br>13 WOODHULL AVENUE<br>WEST ORANGE, NJ 07052 | 153.14 | 6 |
| WHITE, MARQUS & SANDRA L.<br>16 FUNDUS ROAD<br>WEST ORANGE, N.J. 07052 | 153.14 | 28 |
| LORENZANA, ROSEMARIE & ANGELO<br>14 FUNDUS ROAD<br>WEST ORANGE, NEW JERSEY 07052 | 153.14 | 29 |

| PROPERTY OWNER | BLOCK | LOT |
|---|---|---|
| SL 469 EAGLE ROCK AVE LLC<br>788 MORRIS TPKE<br>SHORT HILLS, NJ 07078 | 153.14 | 33 |
| NEGHA, ASSIF & GOPIE, MICHELLE<br>478 EAGLE ROCK AVE<br>WEST ORANGE, NJ 07052 | 153.15 | 1 |
| CASTE, PAUL & ANN MARIE<br>482 EAGLE ROCK AVENUE<br>WEST ORANGE, NEW JERSEY 07052 | 153.15 | 2 |
| SIMEUS, ROLDY & GLENAH<br>4 BLACKBURNE TERRACE<br>WEST ORANGE, NJ 07052 | 153.15 | 3 |
| MESEHA, KYRILLOS & MOUSA, RANDA<br>6 BLACKBURNE TERRACE<br>WEST ORANGE N.J. 07052 | 153.15 | 4 |
| HAYES, PATRICK & DENISE GOOD-<br>8 BLACKBURNE TERR<br>WEST ORANGE, NJ 07052 | 153.15 | 5 |
| ONI, AKANNI R. & MERCY N.<br>10 BLACKBURNE TERR<br>WEST ORANGE, NJ 07052 | 153.15 | 6 |
| KARLSEN, ALEXANDER & KERYN RYAN<br>12 BLACKBURNE TERRACE<br>WEST ORANGE, NJ 07052 | 153.15 | 7 |

**ALSO TO BE NOTIFIED:**

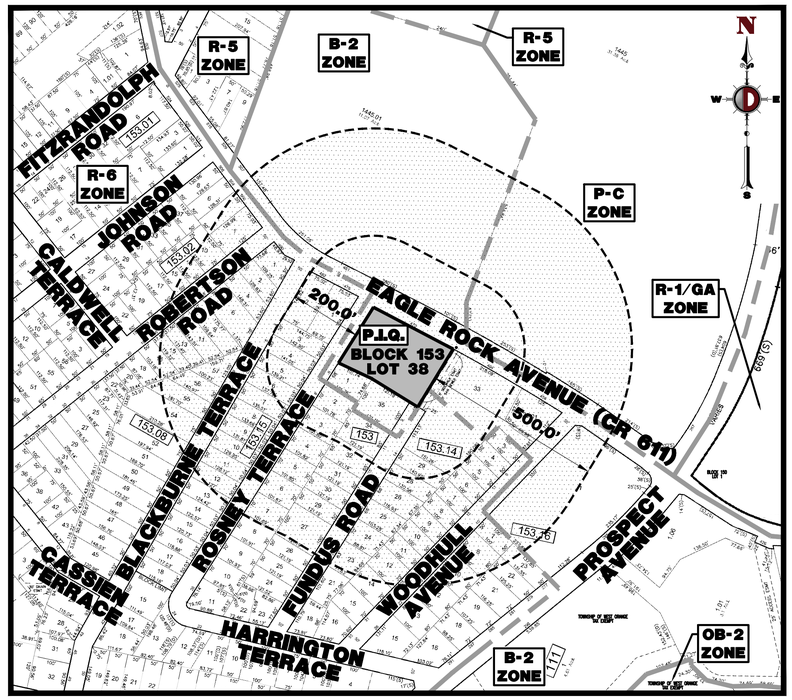
PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER – CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

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

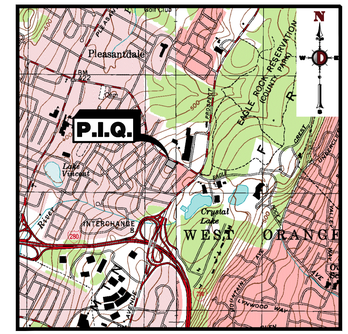
COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083

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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## ZONING BOARD OF ADJUSTMENT APPROVAL

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

CHAIRPERSON DATE

SECRETARY DATE

BOARD ENGINEER DATE


PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

1904 MAIN STREET

LAKE COMO, NJ 07719

WWW.DYNAMICEC.COM


| Rev. | Date | Comments | By |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 03/31/23 | REV. PER SPRAB MEETING COMMENTS | PSD |
| 1 | 01/03/23 | 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: COVER SHEET

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

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: NSR
SCALE:(H) AS (V) SHOWN
DESIGNED BY: DG/MW
SHEET No: 1 OF 20
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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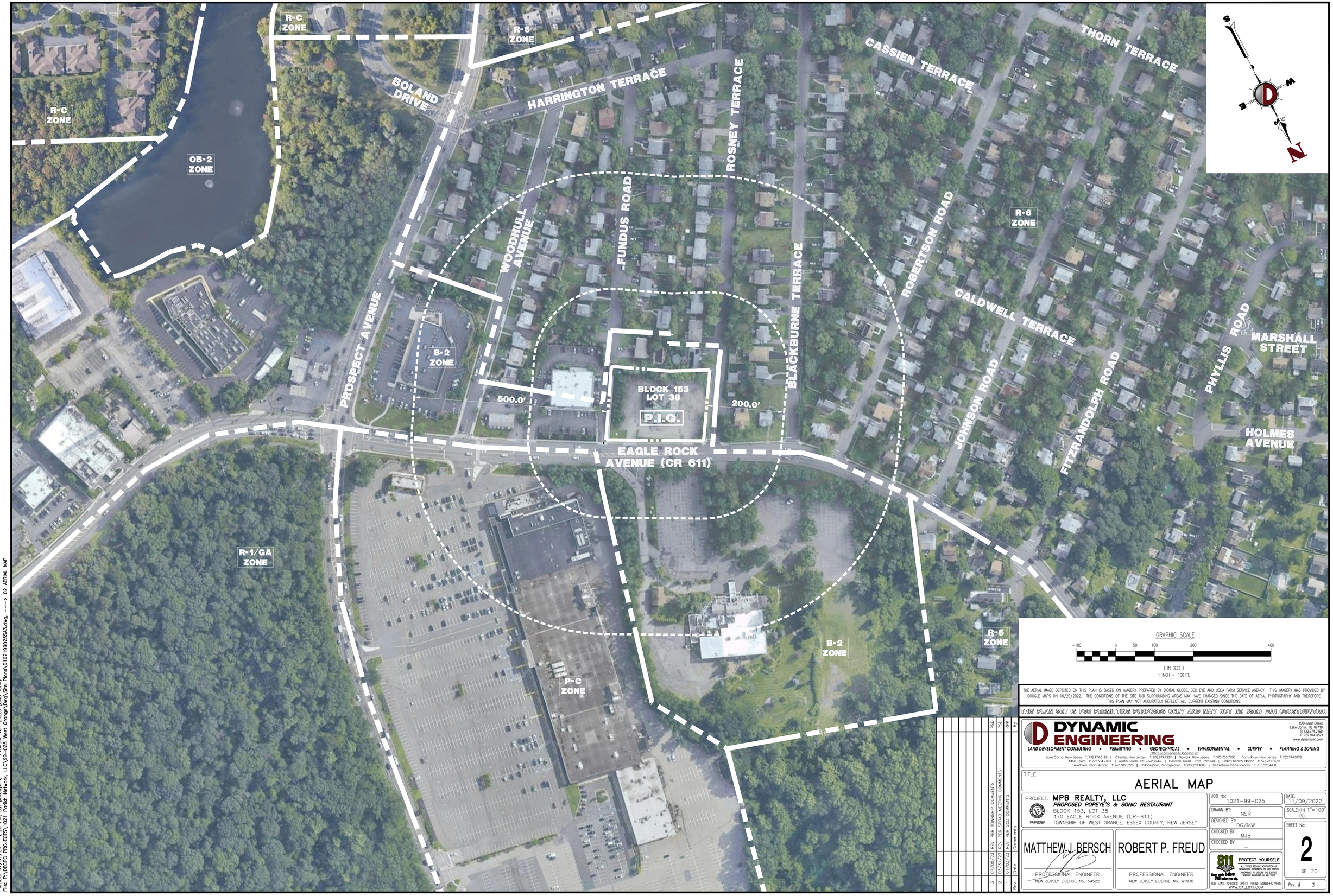


GRAPHIC SCALE

−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 |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | FSU |
| 2 | 03/31/23 | REV. PER SPRAB MEETING COMMENTS | FSU |
| 1 | 01/03/23 | REV. PER SCD COMMENTS | RPK |


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TITLE: AERIAL MAP

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

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: NSR
SCALE: (H) 1"=100' (V)
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: _
SHEET No: 2 OF 20
Rev. # 3

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

ROBERT P. FREUD
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File: P:\DECPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D102199025SA3.dwg, ---> 02 AERIAL MAP

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# GENERAL NOTES

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

   BOUNDARY AND TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   SURVEYOR FILE NO: 1021-99-025S
   DATED 05/13/2021

2. APPLICANT/OWNER: MPB REALTY, LLC
   301 ROUTE 17 NORTH, SUITE 802
   RUTHERFORD, NEW JERSEY 07070

3. PARCEL DATA: BLOCK 153, LOT 38
   470 EAGLE ROCK AVENUE
   TOWNSHIP OF WEST ORANGE
   ESSEX COUNTY, NJ

4. ZONE: GENERAL BUSINESS ZONE (B-2 ZONE)

5. EXISTING USE: RESTAURANT **(PERMITTED USE)** (§ 25-7.1)

6. PROPOSED USE: FAST FOOD RESTAURANT **(CONDITIONAL USE)** (§ 25-7.1) **(VARIANCE)**

7. SCHEDULE OF ZONING REQUIREMENTS (§ 25-ATTACHMENT 3)

| ZONE REQUIREMENT | ZONE B-2 REQUIREMENT | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT AREA | 10,000 SF | 45,713 SF (1.07 AC) | 45,713 SF (1.07 AC) |
| MINIMUM LOT WIDTH | N/S | 248.5 FT | 248.5 FT |
| MINIMUM FRONT YARD SETBACK | 30 FT | 49.0 FT | 50.1 FT |
| MINIMUM SIDE FRONT YARD SETBACK (CORNER LOTS) | 25 FT | 75.7 FT | 66.6 FT |
| MINIMUM REAR YARD SETBACK | 30 FT | 46.6 FT | 44.2 FT |
| MINIMUM SIDE YARD SETBACK | 10 FT | 89.3 FT | 61.4 FT |
| MAXIMUM BUILDING HEIGHT | 2.5 STORIES | 1 STORY | 1 STORY |
| MAXIMUM BUILDING HEIGHT | 35 FT | <35.0 FT | 22.4 FT |
| MAXIMUM BUILDING COVERAGE | 40% | 13.5% (6,187 SF) | 8.8% (4,009 SF) |
| MAXIMUM IMPERVIOUS COVERAGE | 60% | 80.5% (36,974 SF) **(E)** | 68.8% (31,436 SF) **(V)** |

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

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

8. CONDITIONAL USE REQUIREMENTS (§25-24.2.b.(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 LINE OF ANY LOT UPON WHICH IS LOCATED ANOTHER FAST FOOD RESTAURANT. **(TWO FAST FOOD RESTAURANTS WITHIN 500 FT OF EACH OTHER)**
   C. NO PART OF ANY BUILDING OR STRUCTURE USED AS A FAST FOOD RESTAURANT SHALL BE LOCATED WITHIN ONE THOUSAND (1,000) FEET OF ANY RESIDENTIAL DISTRICT BOUNDARY LINE. **(PROPOSED FAST FOOD RESTAURANT LOCATED ON A LOT ADJACENT TO A RESIDENTIAL DISTRICT BOUNDARY LINE)**
   D. THE MINIMUM SIZE FOR ANY LOT UPON WHICH 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 ROSNEY 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. **(COMPLIES)**
   J. ANY LOT ON WHICH IS LOCATED A FAST FOOD RESTAURANT MUST COMPLY WITH THE FRONT YARD, SIDE YARD, AND REAR YARD REQUIREMENTS FOR THE B-1 OR B-2 DISTRICT IN WHICH THE LOT IS LOCATED. **(COMPLIES)**

9. PARKING REQUIREMENTS
   A. ALL OFF-STREET PARKING AREAS SHALL HAVE A FIVE (5) FOOT WIDE SIDEWALK AT LEAST FIVE (5) INCHES ABOVE THE PARKING AREA LEVEL BETWEEN ANY BUILDING AND A PARKING AREA OR DRIVE USED BY THE PUBLIC. (§25-12.1.A) **(COMPLIES)**
   B. THE ENTIRE PERIMETER OF ALL PARKING AREAS AND THE EDGES OF ALL ENTRANCE AND EXIT DRIVES SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST SIX (6) INCHES ABOVE THE PAVING SURFACE. CURBING SHALL NOT BE LESS THAN FIVE (5) FEET FROM ANY FENCE OR SCREENING NOR LESS THAN FIVE (5) FEET FROM ANY STRUCTURE. WHERE REQUIRED, CONCRETE WHEEL STOPS SHALL BE PROVIDED. (§25-12.1.B) **(VARIANCE – CONCRETE CURB DIRECTLY ADJACENT TO PROPOSED BUILDING AT DRIVE-THRU WINDOW)**
   C. ALL PARKING AREAS SHALL BE SO DESIGNED THAT VEHICLES ARE NOT COMPELLED TO BACK DIRECTLY ONTO A PUBLIC RIGHT-OF-WAY. (§25-12.1.F) **(COMPLIES)**
   D. OFF-STREET PARKING FACILITIES AS REQUIRED BY THIS CHAPTER SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL BUILDING OR USE THAT THEY SERVE, EXCEPT THAT OFF-SITE PARKING FACILITIES FOR NONRESIDENTIAL USES IN THE B-1, B-2, 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) **(VARIANCE – 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
   (433 SF)*(1 PARKING SPACE/45 SF) = 10 SPACES
   OR
   (18 SEATS)*(1 PARKING SPACE/ 3 SEATS) = 6 SPACES

   THEREFORE: REQUIREMENT = 26 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:

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

   THEREFORE:

   27 PARKING SPACES PROPOSED + 1 EVSE SPACE CREDIT = 28 SPACES PROPOSED **(COMPLIES)**

10. DRIVEWAY REQUIREMENTS
    A. FOR ONE-WAY TRAFFIC WITH SIXTY (60) DEGREE PARKING DRIVE AISLES SHALL BE EIGHTEEN (18) FEET WIDE (§ 25-12.1H4) **(COMPLIES)**
    B. FOR TWO-WAY TRAFFIC WITH NINETY (90) DEGREE PARKING DRIVE AISLES SHALL BE TWENTY-FOUR (24) FEET WIDE (§ 25-12.1H5) **(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. (§ 25-12.1H6) **(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)**

11. 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) **(VARIANCE – PROPOSED PARKING AND CANOPY ARE 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)**

12. 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)**

13. 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)**
    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)**

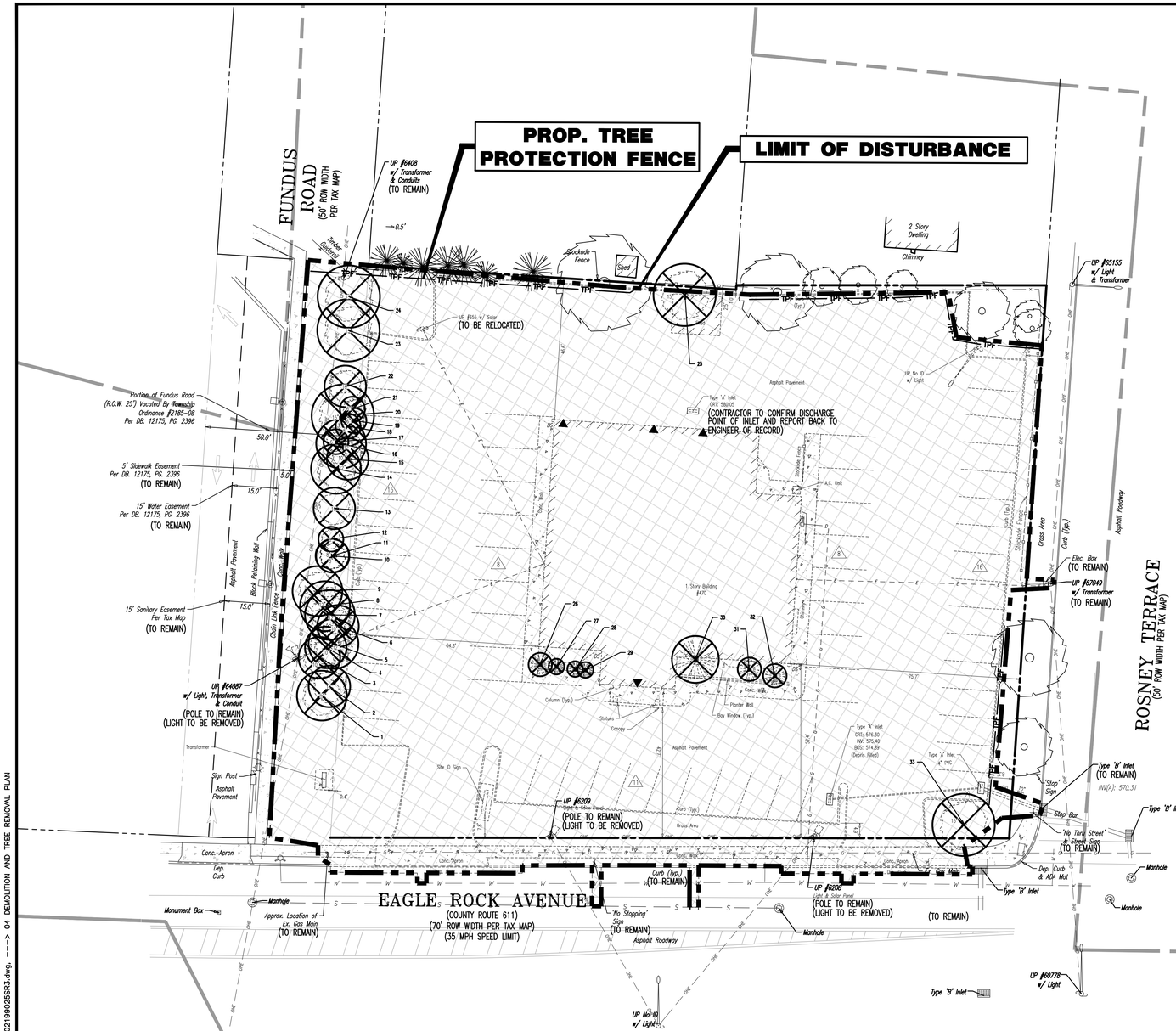
# GENERAL NOTES (CONT.)

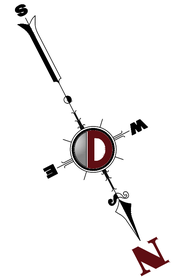
14. BUFFER REQUIREMENTS
    A. ALONG ANY SIDE OR REAR PROPERTY LINE WHICH IS ALSO THE BOUNDARY LINE BETWEEN A NONRESIDENTIAL DISTRICT AND RESIDENTIAL DISTRICT OR IS CONTIGUOUS TO A RESIDENTIAL USE IN A RESIDENTIAL ZONE, A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDING FROM SUCH 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.G) **(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)**

15. 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.
16. 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.
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
18. 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.
19. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
20. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
21. 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.
22. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
23. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
24. 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.
25. 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.
26. 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.
27. 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 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.
28. 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.
29. 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.
30. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM DYNAMIC ENGINEERING CONSULTANTS, P.C., THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL RE-SURVEYING COSTS AND 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 CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
31. 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.
32. 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.
33. 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.
34. 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 | 30.2 SF | | 43.0 SF | |
| | MINIMUM SIGN HEIGHT: | 8 FT | 16 FT | | 16 FT | |
| | MAXIMUM SIGN HEIGHT: | 16 FT | 16 FT | | 16 FT | |
| | MAXIMUM SIGN WIDTH: | 6 FT | 7.88 FT **(V)** | | 6 FT | |
| | MINIMUM SIGN FRONT SETBACK: | 10 FT | 10 FT




## DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS, SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, 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. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, 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.
19. VERIFY THAT ALL ENVIRONMENTAL CONCERNS INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, AND TRANSFORMERS HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE ARE NOT SHOWN ON THE PLANS. REFER TO ENVIRONMENTAL REPORTS AND DOCUMENTS FOR LOCATIONS AND DISPOSAL PROCEDURES.

NOTES

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

## 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

GRAPHIC SCALE

-20 0 10 20 40 80

( IN FEET )

1 INCH = 20 FT.

Plotted: 07/07/23 - 2:23 PM, By: pdraoyom, - Product Ver: 24.2a (LMS Tech)
File: P:\DEGPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990025SR3.dwg, ---> 04 DEMOLITION AND TREE REMOVAL PLAN

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

| Rev. | Date | Comments | By |
|---|---|---|---|
| 3 | 07/10/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 03/31/23 | REV. PER SPRAB MEETING COMMENTS | PSD |
| 1 | 01/03/23 | REV. PER SCD COMMENTS | RPK |

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

TITLE: DEMOLITION AND TREE REMOVAL PLAN

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

| | |
|---|---|
| JOB No: | 1021-99-025 |
| DATE: | 11/09/2022 |
| DRAWN BY: | PSD |
| SCALE: (H) 1"=20' (V) | |
| DESIGNED BY: | DG/MW |
| SHEET No: | 4 |
| CHECKED BY: | MJB |
| CHECKED BY: | – |
| | OF 20 |
| | Rev. # 3 |

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

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

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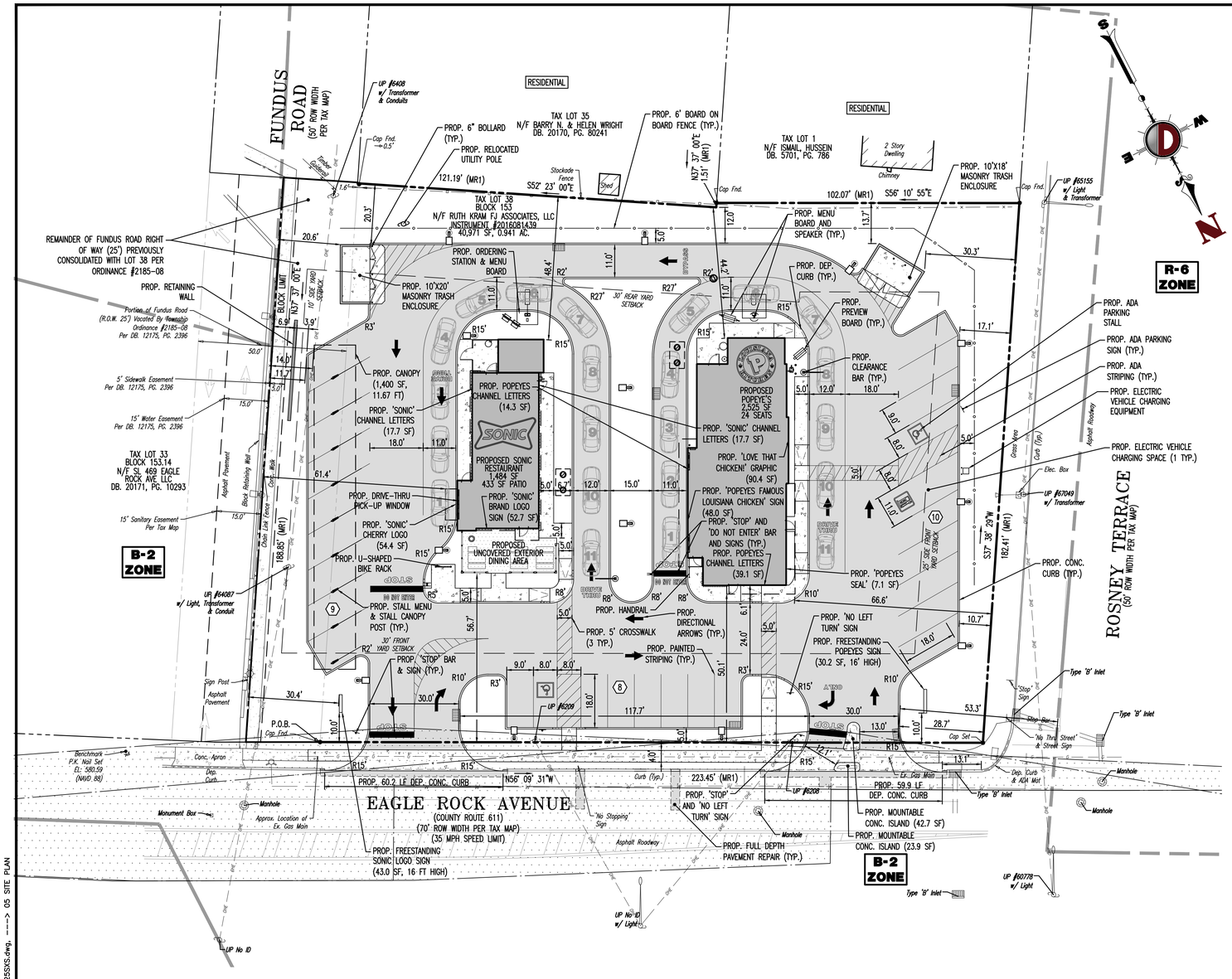


## GENERAL NOTES

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/OWNER: MPB REALTY, LLC
   301 ROUTE 17 NORTH, SUITE 802
   RUTHERFORD, NEW JERSEY 07070
3. PARCEL DATA: BLOCK 153, LOT 38
   470 EAGLE ROCK AVENUE
   TOWNSHIP OF WEST ORANGE
   ESSEX COUNTY, NJ
4. ZONE: GENERAL BUSINESS ZONE (B-2 ZONE)
5. EXISTING USE: RESTAURANT **(PERMITTED USE)** (§ 25-7.1)
6. PROPOSED USE: FAST FOOD RESTAURANT **(CONDITIONAL USE)** (§ 25-7.1) **(VARIANCE)**
7. SCHEDULE OF ZONING REQUIREMENTS (§ 25-ATTACHMENT 3)

| ZONE REQUIREMENT | ZONE B-2 REQUIREMENT | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT AREA | 10,000 SF | 45,713 SF (1.07 AC) | 45,713 SF (1.07 AC) |
| MINIMUM LOT WIDTH | N/S | 248.5 FT | 248.5 FT |
| MINIMUM FRONT YARD SETBACK | 30 FT | 49.0 FT | 50.1 FT |
| MINIMUM SIDE FRONT YARD SETBACK (CORNER LOTS) | 25 FT | 75.7 FT | 66.6 FT |
| MINIMUM REAR YARD SETBACK | 30 FT | 46.6 FT | 44.2 FT |
| MINIMUM SIDE YARD SETBACK | 10 FT | 89.3 FT | 61.4 FT |
| MAXIMUM BUILDING HEIGHT | 2.5 STORIES | 1 STORY | 1 STORY |
| MAXIMUM BUILDING HEIGHT | 35 FT | <35.0 FT | 22.4 FT |
| MAXIMUM BUILDING COVERAGE | 40% | 13.5% (6,187 SF) | 8.8% (4,009 SF) |
| MAXIMUM IMPERVIOUS COVERAGE | 60% | 80.5% (36,974 SF) **(E)** | 68.8% (31,436 SF) **(V)** |

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

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

## SIGNAGE TABLE

| SIGN | REQUIREMENTS | | PROPOSED POPEYES | | PROPOSED SONIC | |
|---|---|---|---|---|---|---|
| FREESTANDING | NUMBER OF SIGNS: | ONE (1) | ONE (1) | | ONE (1) **(V)** | |
| | MAXIMUM SIGN AREA: | 50 SF | 30.2 SF | | 43.0 SF | |
| | MINIMUM SIGN HEIGHT: | 8 FT | 16 FT | | 16 FT | |
| | MAXIMUM SIGN HEIGHT: | 16 FT | 16 FT | | 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 | NUMBER OF FACADE SIGNS: | ONE (1) | FIVE (5) **(V)** | | FOUR (4) **(V)** | |
| | MAXIMUM FACADE SIGN AREA: | 15% OF FRONT WALL AREA OR 120 SF, WHICHEVER IS LESS (POPEYES: 100 SF; SONIC: 91 SF) | NORTH: | 'POPEYES LOUISIANA KITCHEN' CHANNEL LETTERS 39.1 SF<br>POPEYES SEAL 7.1 SF; 'LOVE THAT CHICKEN' GRAPHIC 90.4 SF | NORTH: | 'SONIC' BRAND LOGO 52.7 SF |
| | | | WEST: | | WEST: | 'SONIC' CHANNEL LETTERS 17.7 SF |
| | | | EAST: | 'POPEYES' CHANNEL LETTERS 14.3 SF;<br>'FAMOUS LOUISIANA CHICKEN' GRAPHIC 48.0 SF<br>TOTAL: 198.9 SF **(V)** | EAST: | 'SONIC' CHERRY LOGO 54.4 SF<br>'SONIC' CHANNEL LETTERS 17.7 SF<br>TOTAL: 142.5 SF **(V)** |
| | MAXIMUM SIGN PROJECTION: | 12 IN | 5 IN | | 6 IN | |

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

## PAVEMENT LEGEND

PROPOSED STANDARD DUTY ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

**SEE SHEET 3 OF 20 FOR SITE PLAN NOTES**

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 |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 07/31/23 | 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: SITE PLAN

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

| | |
|---|---|
| JOB No: | 1021-99-025 |
| DRAWN BY: | PSD |
| DESIGNED BY: | DG/MW |
| CHECKED BY: | MJB |
| CHECKED BY: | _ |
| DATE: | 11/09/2022 |
| SCALE: | (H) 1"=20' (V) |
| SHEET No: | 5 OF 20 |
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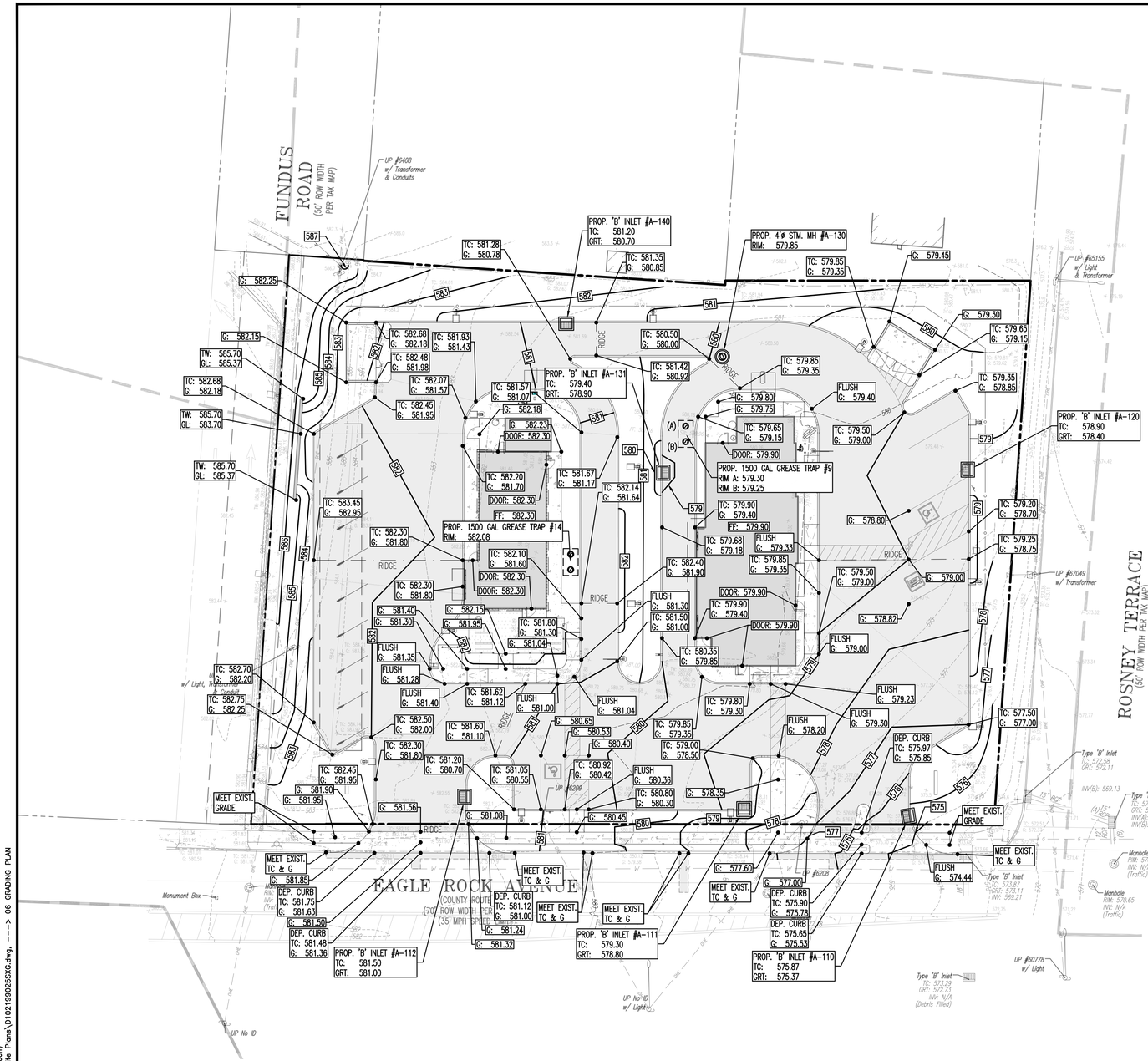


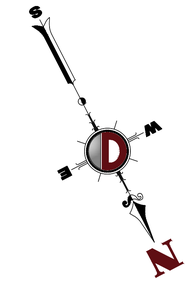


## GRADING NOTES

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. MONITORING WELL | PROP. WATER VALVE | EXIST. CABLE LINE | EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) | × 8.9 | EXIST. SPOT ELEVATIONS |
| EXIST. LIGHT POLE | APPROX. TEST PIT LOCATION | PROP. GAS VALVE | PROP. CABLE LINE | | ×G: 8.90 | EXIST. GUTTER ELEV. |
| EXIST. BUILDING LIGHT | EXIST. FIRE HYDRANT | PROP. STORM CLEANOUT | EXIST. ELECTRIC LINE | PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) | ×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 | EXIST. SANITARY SEWER 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. STORM DRAIN LINE | FF: 000.00 | PROP. FINISHED FLOOR ELEV. |
| EXIST. "B" INLET | EXIST. CLEAN OUT | PROP. 'A' INLET | EXIST. OVERHEAD WIRES | PROP. STORM DRAIN LINE | 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) |
| EXIST. "C" INLET | EXIST. WELL | PROP. 'B' INLET | PROP. OVERHEAD WIRES | EXIST. MINOR 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. YARD INLET | EXIST. WATER SHUT OFF VALVE | PROP. 'C' INLET | EXIST. TELEPHONE LINE | EXIST. MAJOR CONTOUR & ELEVATION | | |
| EXIST. FLARED END SECTION | EXIST. TELEPHONE BOX | PROP. YARD INLET | PROP. TELEPHONE LINE | PROP. FINISH GRADE CONTOUR & ELEVATION | | |
| EXIST. HEADWALL | EXIST. CABLE TV BOX | PROP. FLARED END SECTION | EXIST. WATER LINE | PROP. DIRECTION OF DRAINAGE FLOW ARROW | | |
| EXIST. UTILITY POLE | PROP. HEADWALL | | PROP. WATER LINE | | | |

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

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| Rev. | Date | Comments | By |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 05/31/23 | REV. PER SPRAB MEETING COMMENTS | PSD |
| 1 | 07/03/23 | REV. PER SCD COMMENTS | RPK |


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TITLE: GRADING PLAN

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

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File: P:\DEC\PC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990255XG.dwg, ----> 06 GRADING PLAN

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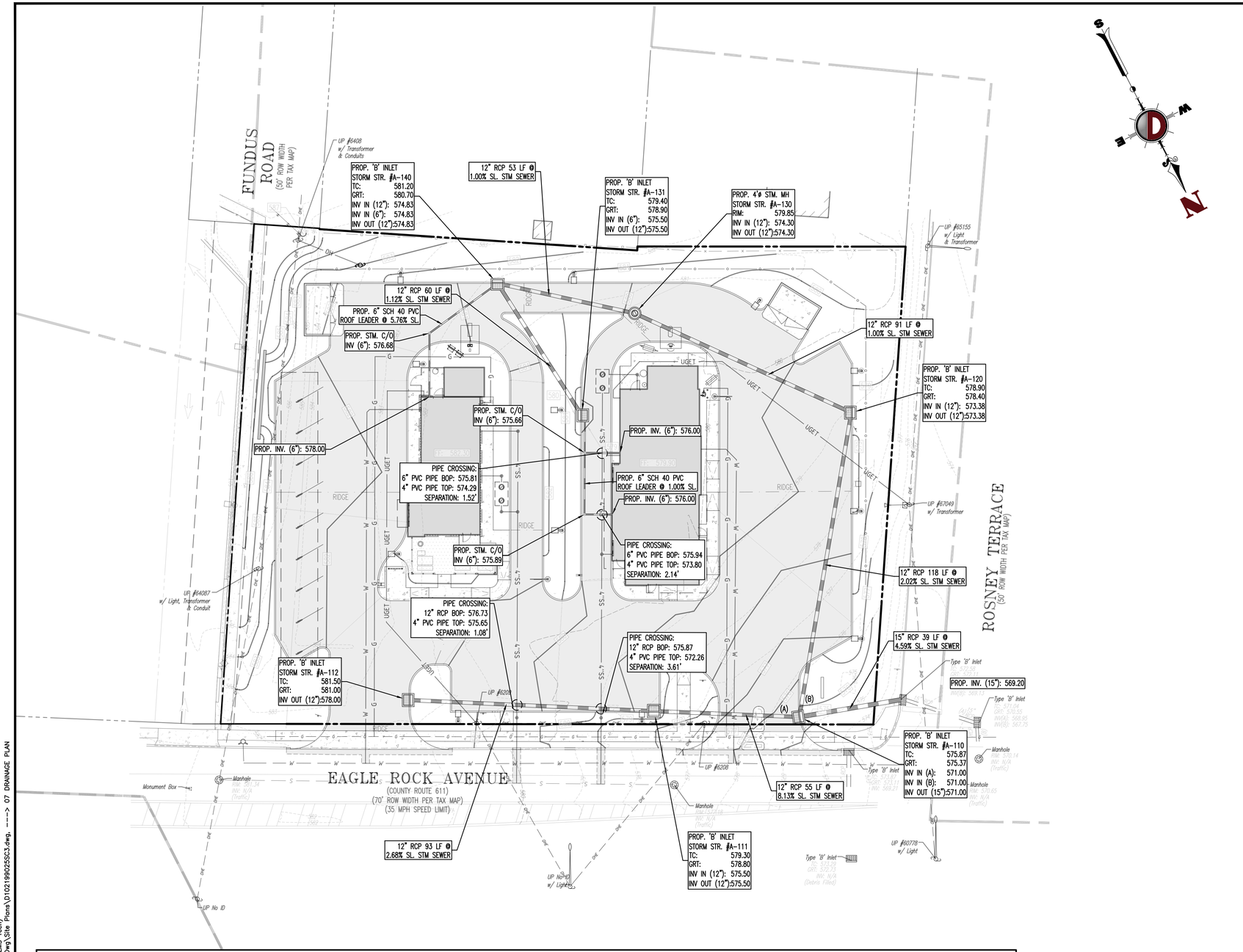


## DRAINAGE NOTES

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.

## 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. "E" 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. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. "A" INLET
PROP. "B" INLET
PROP. "E" 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
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PROP. GAS LINE
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EXIST. WATER LINE
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EXIST. SANITARY SEWER LINE
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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
EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
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PROP. TOP OF CURB & FINISHED GRADE ELEV.
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PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
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 |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 03/31/23 | REV. PER SPSHB MEETING COMMENTS | PSD |
| 1 | 01/03/23 | REV. PER SDO COMMENTS | RPK |

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Lake Como, NJ 07719
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www.dynamicec.com


TITLE: DRAINAGE PLAN

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

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: PSD
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: _
SCALE:(H) 1"=20' (V)
SHEET No: 7 OF 20
Rev. # 3

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

ROBERT P. FREUD
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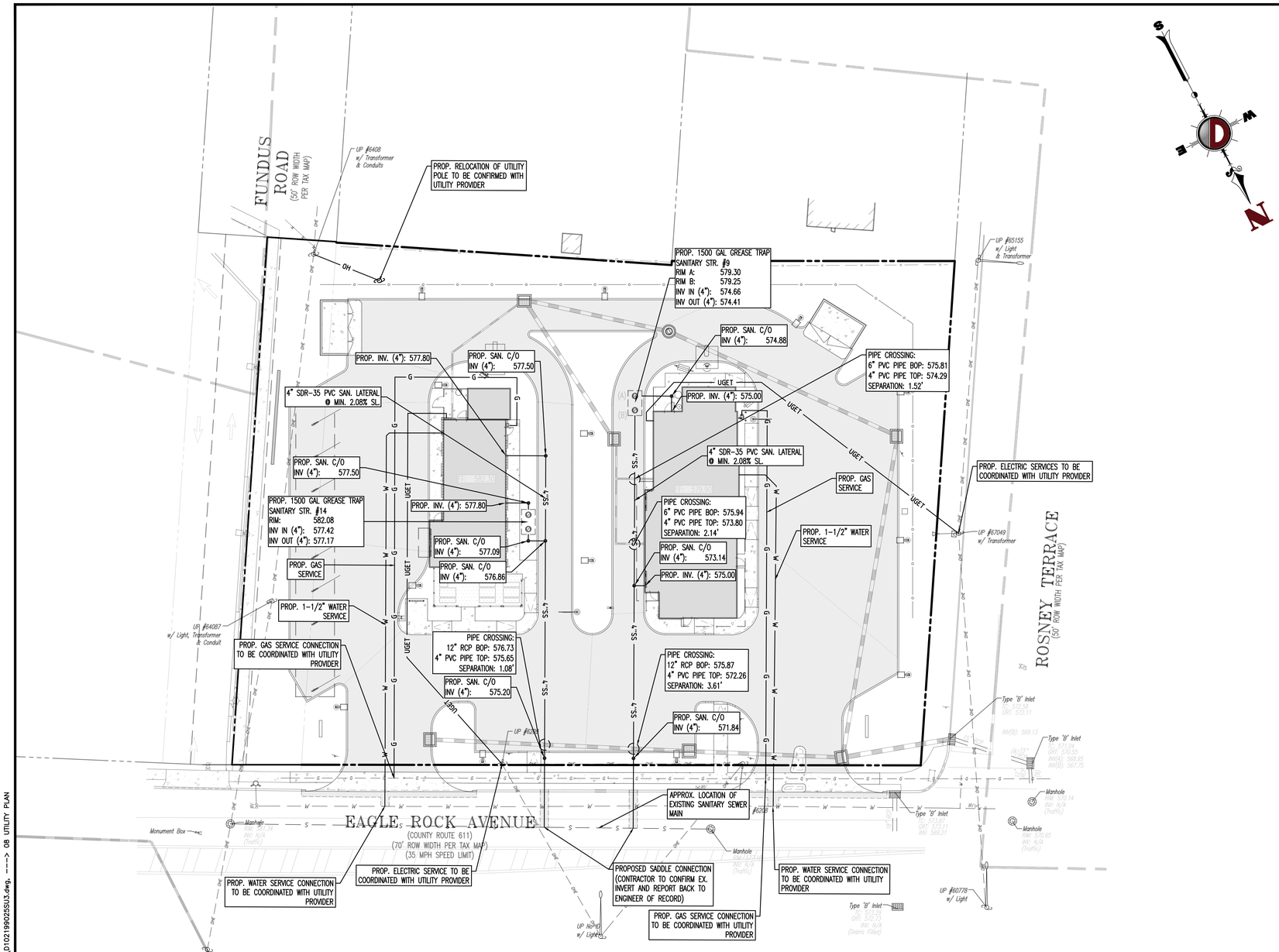


## UTILITY NOTES

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. 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. "E" 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
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TITLE: UTILITY PLAN

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PROPOSED POPEYE'S & SONIC RESTAURANT
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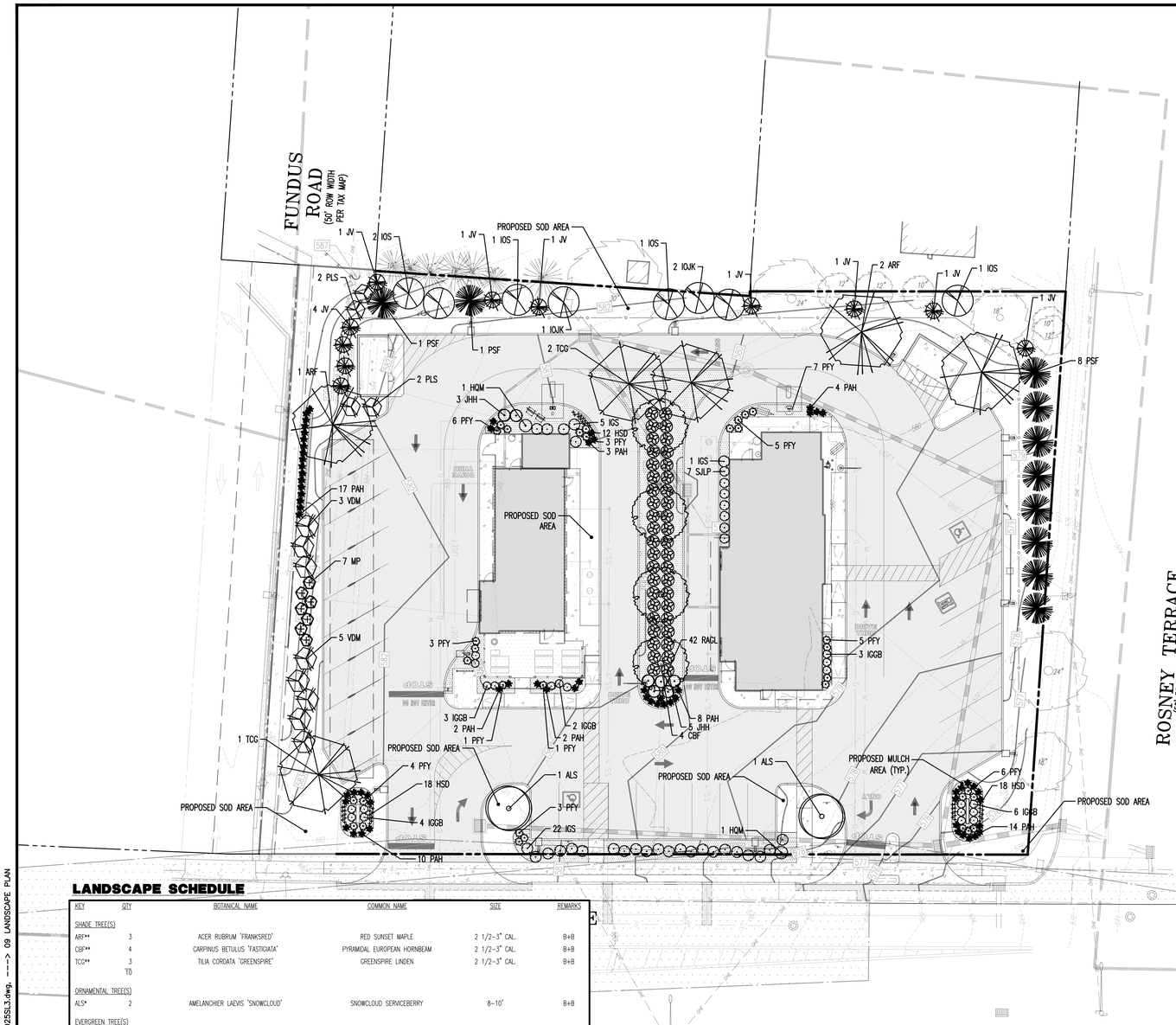


## LANDSCAPE SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| SHADE TREE(S) | | | | | |
| ARF** | 3 | ACER RUBRUM 'FRANKSRED' | RED SUNSET MAPLE | 2 1/2-3" CAL. | B+B |
| CBF** | 4 | CARPINUS BETULUS 'FASTIGIATA' | PYRAMIDAL EUROPEAN HORNBEAM | 2 1/2-3" CAL. | B+B |
| TCG** | 3 | TILIA CORDATA 'GREENSPIRE' | GREENSPIRE LINDEN | 2 1/2-3" CAL. | B+B |
| | 10 | | | | |
| ORNAMENTAL TREE(S) | | | | | |
| ALS* | 2 | AMELANCHIER LAEVIS 'SNOWCLOUD' | SNOWCLOUD SERVICEBERRY | 8-10' | B+B |
| EVERGREEN TREE(S) | | | | | |
| IOJK* | 3 | ILEX OPACA 'JERSEY KNIGHT' | JERSEY KNIGHT AMERICAN HOLLY | 5-6' | B+B |
| IOS* | 5 | ILEX OPACA 'SATYR HILL' | SATYR HILL HOLLY | 5-6' | B+B |
| JV* | 11 | JUNIPERUS VIRGINIANA 'CORCORCOR' | EMERALD SENTINAL RED CEDAR | 5-6' | B+B |
| PSF* | 10 | PINUS STROBUS 'FASTIGIATA' | PYRAMIDAL WHITE PINE | 5-6' | B+B |
| | 29 | | | | |
| EVERGREEN SHRUB(S) | | | | | |
| IGGB | 20 | ILEX GLABRA 'GEM BOX' | GEM BOX INKBERRY HOLLY | 24-30" | #3 CAN |
| IGS | 28 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 24-30" | #3 CAN |
| PLS | 4 | PRUNUS LAUROCERASUS 'SCHIPKAENSIS' | SKIP CHERRYLAUREL | 30-36" | #5 CAN |
| | 52 | | | | |
| DECIDUOUS SHRUB(S) | | | | | |
| HQM | 2 | HYDRANGEA QUERCIFOLIA 'MUNCHKIN' | MUNCHKIN OAKLEAF HYDRANGEA | 24-30" | #3 CAN |
| MP | 7 | MYRICA PENSYLVANICA | NORTHERN BAYBERRY | 30-36" | #5 CAN |
| PFY | 33 | POTENTILLA FRUTICOSA 'HAPPY FACE YELLOW' | HAPPY FACE YELLOW POTENTILLA | 18-24" | #3 CAN |
| SJLP | 7 | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIREA | 18-24" | #3 CAN |
| VDM | 8 | VIBURNUM DENTATUM 'MORTON' | NORTHERN BURGUNDY ARROWWOOD VIBURNUM | 30-36" | #7 CAN |
| | 57 | | | | |
| GROUND COVER | | | | | |
| JHH | 7 | JUNIPERUS HORIZONTALIS 'HUGHES' | HUGHES JUNIPER | 24-30" SPRD | #3 CAN |
| RAGL | 42 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC | 1 GAL. | CONTAINER |
| | 49 | | | | |
| PERENNIAL(S) | | | | | |
| HSD | 48 | HEMEROCALLIS 'STELLA D'ORO' | STELLA D'ORO DAYLILY | 1 GAL. | CONTAINER |
| ORNAMENTAL GRASS(ES) | | | | | |
| PAH | 65 | PENNISETUM ALOPECUROIDES 'HAMELN' | DWARF FOUNTAIN GRASS | 1 GAL. | CONTAINER |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
* = MINOR TREE REPLACEMENT
** = MAJOR TREE REPLACEMENT

## LANDSCAPING REQUIREMENTS

A. UTILITY BOXES AND OTHER GROUND LEVEL UTILITY STRUCTURES SHALL BE SCREENED ON AT LEAST THREE (3) SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR, WHILE PERMITTING ACCESS BY THE UTILITY COMPANY. (§25-8.15) **(COMPLIES)**
B. ON WOODED SITES, EXISTING TREES SHOULD BE SAVED WITHIN BUFFER STRIPS TO THE MAXIMUM EXTENT POSSIBLE. WHERE EXISTING TREES WOULD BE REMOVED IN BUFFER STRIPS, REPLACEMENT TREES AND LANDSCAPING SHALL BE PROVIDED TO FROM A CONTINUOUS NATURAL LANDSCAPE EDGE. BERMING, EVERGREEN TREES AND/OR FENCING SHALL BE PROVIDED ALONG THE INTERIOR EDGE OF THE BUFFER (I.E., CLOSEST TO NEW DEVELOPMENT ON THE SITE) WHEN ADEQUATE NATURAL BUFFERING CANNOT BE PROVIDED. (§25-11.3.c) **(COMPLIES)**
C. ABOVEGROUND STORMWATER MANAGEMENT FACILITIES SHALL NOT BE PERMITTED IN THE BUFFER STRIPS. (§25-11.3.d) **(COMPLIES)**
D. ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED. (§25-12.1.e) **(COMPLIES)**
E. PRIOR TO CONSTRUCTION, SNOW FENCING OR OTHER PROTECTIVE BARRIERS ACCEPTABLE TO THE TOWN OFFICIAL SHALL BE PLACED AROUND TREES THAT ARE NOT TO BE REMOVED. THE PROTECTIVE BARRIERS SHALL BE PLACED BEYOND THE DRIP LINE, BUT IN NO EVENT LESS THAN TEN (10) FEET FROM THE TRUNK OF ANY TREE AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITY IS TERMINATED. ANY LANDSCAPING ACTIVITIES SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR. (§25-27.9.d) **(COMPLIES)**
F. LANDSCAPING AND/OR FENCING SHALL BE PROVIDED AROUND ANY OUTDOOR RECYCLING AREA AND SHALL BE DEVELOPED IN AN AESTHETICALLY PLEASING MANNER. (§32.13.7) **(COMPLIES)**

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

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

## PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. NO MULCH SHALL COME INTO CONTACT WITH THE ROOT FLARE.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

| TYPE | DATES |
|---|---|
| PLANTS | 3/15 TO 12/15 |
| LAWN | 3/15 TO 6/15 |
| | 9/15 TO 12/1 |

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

| | |
|---|---|
| ACER RUBRUM | POPULUS VARIETIES |
| BETULA VARIETIES | PRUNUS VARIETIES |
| CARPINUS VARIETIES | PYRUS VARIETIES |
| CRATAEGUS VARIETIES | QUERCUS VARIETIES |
| KOELREUTERIA | SALIX WEEPING VARIETIES |
| LIQUIDAMBAR STYRACIFLUA | TILIA TOMENTOSA |
| LIRODENDRON TULIPIFERA | ZELKOVA VARIETIES |
| PLATANUS ACERFOLIA | |

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

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

## PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMS'.
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE 'GRO- POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAYS WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      20 POUNDS 'GRO-POWER'
      100 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
   SOIL MODIFICATIONS:
   A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
   B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
   C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      1 PART PEAT MOSS BY VOLUME
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
         2 TABLETS PER 1 GAL. PLANT
         3 TABLETS PER 5 GAL. PLANT
         4 TABLETS PER 15 GAL. PLANT
         LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
    A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
    B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
    C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
    A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
    A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
    B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
    C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

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| Rev. | Date | Comments | | | |
|---|---|---|---|---|---|
| | | | PSD | PSD | RPK |
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | | | |
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Lake Como, NJ 07719
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TITLE: LANDSCAPE PLAN

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

| | |
|---|---|
| JOB No: | 1021-99-025 |
| DRAWN BY: | PSD |
| DESIGNED BY: | DG/MW |
| CHECKED BY: | MJB |
| CHECKED BY: | – |
| DATE: | 11/09/2022 |
| SCALE: | (H) 1"=20' (V) |
| SHEET No: | 9 OF 20 |
| Rev. # | 3 |

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

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

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File: P:\DEGPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990255L3.dwg, ---> 09 LANDSCAPE PLAN

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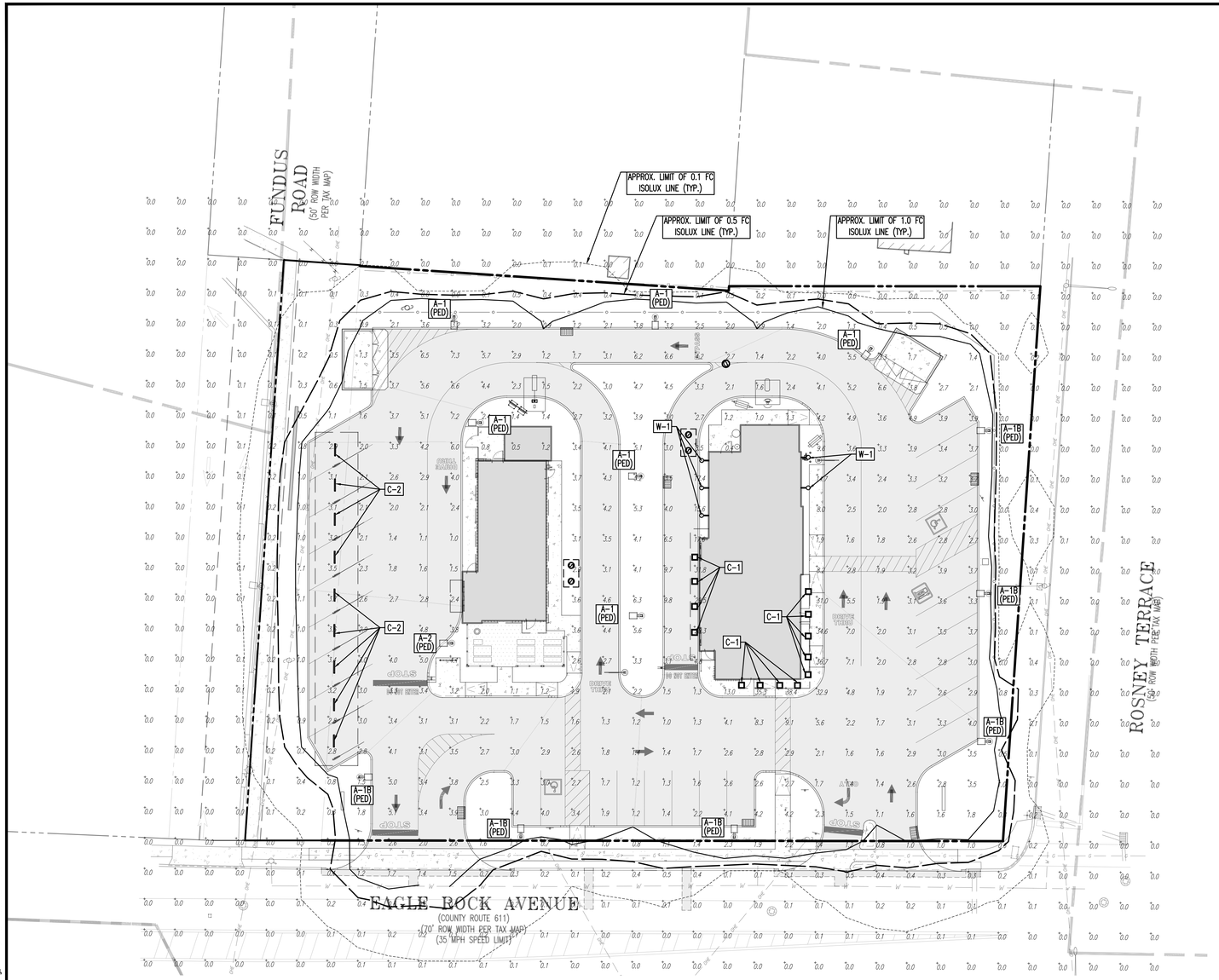
**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**




## 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 0.8 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)**

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

**STATISTICAL AREA SUMMARY**

| LABEL | AVERAGE | MAXIMUM | MINIMUM | AVG./MIN. | MAX./MIN. | DESCRIPTION |
|---|---|---|---|---|---|---|
| PAVEMENT | 3.64 | 32.9 | 0.7 | 5.20 | 47.0 | ILLUMINATION IN PAVEMENT AREAS |

**LIGHTING LUMINAIRE SCHEDULE**

| SYMBOL | QUANTITY | LABEL | MOUNTING HEIGHT | ARRANGEMENT | LIGHT LOSS FACTOR | MANUFACTURER | DESCRIPTION | IES FILE |
|---|---|---|---|---|---|---|---|---|
| | 6 | A-1 | 15 FT | SINGLE | 1.000 | LSI INDUSTRIES INC. | TYPE 4 AREA LIGHT - BLACK | SSA-LED-18L-ACR-FT-40.ies |
| | 6 | A-1B | 18 FT | SINGLE | 1.000 | LSI INDUSTRIES INC. | TYPE 4 AREA LIGHT - BLACK | SSA-LED-18L-ACR-FT-40.ies |
| | 1 | A-2 | 18 FT | SINGLE | 1.000 | LSI INDUSTRIES INC. | TYPE 3 AREA LIGHT - BLACK | MPMC-3-A-400.ies |
| | 5 | W-1 | 19 FT | SINGLE | 1.000 | LSI INDUSTRIES INC. | WALL LIGHT | LMH020-4000-3S09-00000TW (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 |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 03/31/23 | REV. PER SPRAB MEETING COMMENTS | PSD |
| 1 | 01/05/23 | REV. PER SCD COMMENTS | RPK |

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TITLE: LIGHTING PLAN

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BLOCK 153, LOT 38
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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: 10 OF 20
CHECKED BY: MJB
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MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
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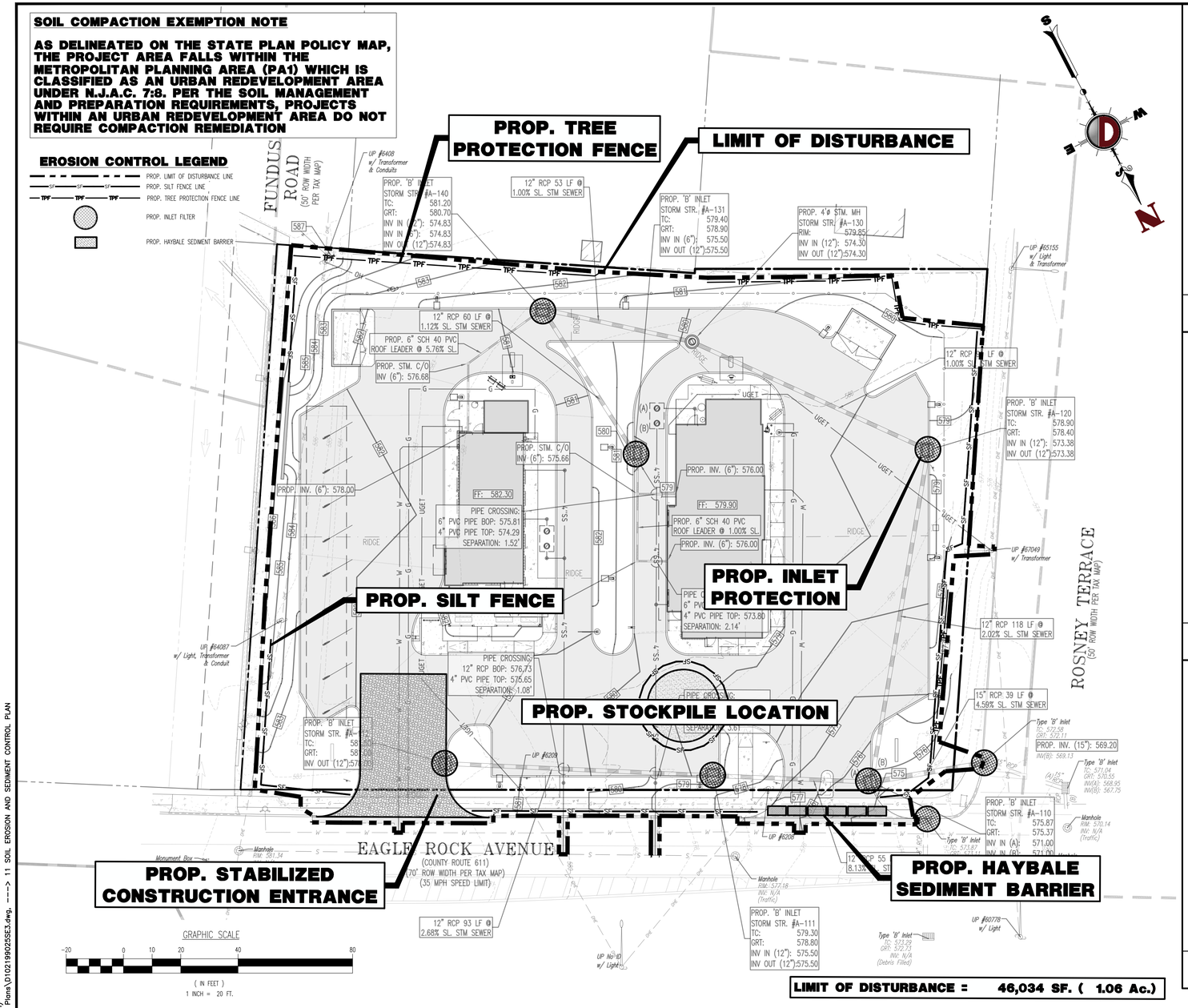
**SOIL COMPACTION EXEMPTION NOTE**

**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




GRAPHIC SCALE

-20 0 10 20 40 80

( IN FEET )
1 INCH = 20 FT.

**LIMIT OF DISTURBANCE = 46,034 SF. ( 1.06 Ac.)**

## 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.

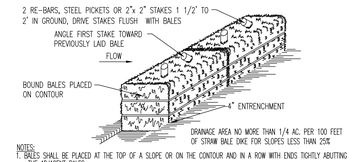
## SOIL EROSION & SEDIMENT CONTROL NOTES:

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 ACTIVITES. FAX — (862) 333—4507 OR EMAIL — INFORMATION@HEPSCD.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.

**THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY**




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 OR 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

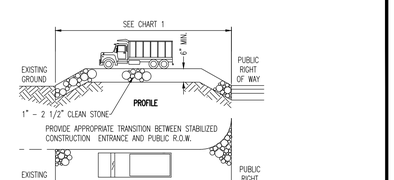
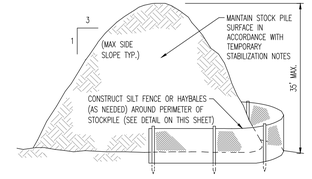



CHART 1

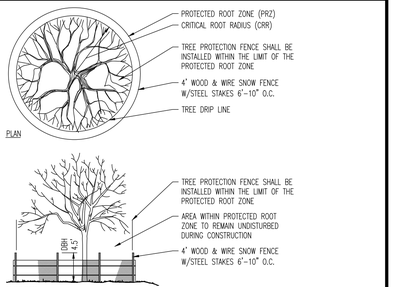
| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED | |
|---|---|---|
| | COARSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 FT | 100 FT |
| 2% TO 5% | 100 FT | 200 FT |
| >5% | ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1) | |

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

**STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE



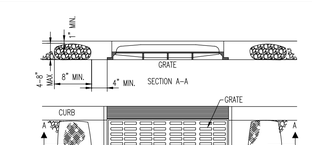

**TEMPORARY STOCKPILE DETAIL**
NOT TO SCALE




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

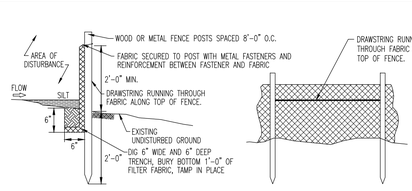
DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

**TREE PROTECTION DURING SITE CONSTRUCTION DETAIL**
NOT TO SCALE




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 GRAIN 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




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 30 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.

**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 |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 03/31/23 | REV. PER SPRAB MEETING COMMENTS | PSD |
| 1 | 01/03/23 | REV. PER SCD COMMENTS | RPF |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1904 Main Street, Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamicnj.com


TITLE: **SOIL EROSION AND SEDIMENT CONTROL PLAN**

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

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

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev. # 3

Plotted: 07/07/23 – 2:25 PM, By: pdroyom, – Product Ver: 24.2a (LMS Tech)
File: P:\DECPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D102199025SE3.dwg, ---> 11 SOIL EROSION AND SEDIMENT CONTROL PLAN

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13450 Monte Vista Avenue
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Telephone: (909) 465-1999
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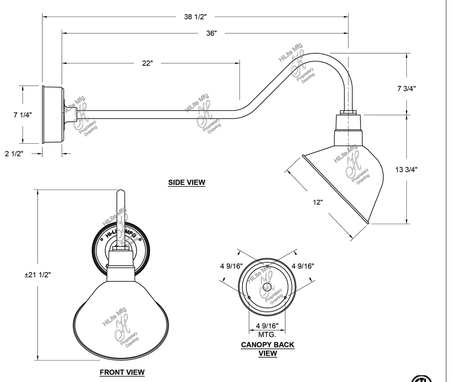
| JOB NAME: Popeyes | | |
|---|---|---|
| SCALE: N.T.S. | DATE: 06/19/2019 | TYPE: H |
| DRAWN BY: S.M.O | CHECKED BY: | REV: |




| Item Number | Wattage | Voltage |
|---|---|---|
| H-HLPB2A3Y044L | 38W | 120/277V |

**Finish**
Custom Color-RAL-2000 (Exterior of Fixture & Arm)
93-White (Interior of Fixture)

**Mounting**
Wall Mount

**Lamp/Socket**
38W LED2 4000 Lumens, 4000K

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## LOW-PROFILE LED CANOPY LIGHT - MEDIUM DISTRIBUTION 42-WATT LED (E-CP2L04CS)

**Applications:** Security, entryway and perimeter lighting. Also recommended for parking garages, shopping area walkways, and exterior canopies
**Typical Mounting Height:** 8 to 15 feet **Typical Spacing:** 1 to 2 times the mounting height

12"D x 12"W x 2.375"H
**Weight:** 7.5 lbs.

LED PATTERN

CREE LEDs

DLC Premium

This fixture is listed on the Design Lights Consortium® Qualified Products List.

| Catalog # | Description | Input Voltage | Initial Delivered Lumens | CCT | CRI | 50K Hours Projected Lumen Maintenance Factor at 25°C [1] | Comparable To: |
|---|---|---|---|---|---|---|---|
| E-CP2L04CS | 42W LED Cool White | 120V-277V | 4100 | 5000K | ≈ 70 | 50,000 Hours | 100W FSMH |

[1] Calculated $L_{70}$ based on 6,048 hours of LM-80 testing: >36,000 hours

### Line Current Data

| Voltage | Operating Amperes |
|---|---|
| 120V | 0.35 |
| 208V | 0.21 |
| 240V | 0.18 |
| 277V | 0.16 |

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Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79, OR standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to ±10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ fixture testing.


**1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com**



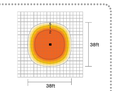
## LOW-PROFILE LED CANOPY LIGHT - MEDIUM DISTRIBUTION 42-WATT LED (E-CP2L04CS)


**Performance**
- 50,000 hours of maintenance-free operation to $L_{70}$
- Minimum starting temperature: -22° F
- 5-year limited warranty

**Construction & Materials**
- Rugged and durable aluminum housing
- Silver polyester powder coat finish
- UV-stabilized acrylic lens with molded precision optics
- 1/2" conduit entries on top for pendant mounting
- Slots provided on top for mounting over a 4" square or octagonal J-box
- Cree® LEDs inside

**Electrical**
- 0-10 Dimmable Driver (see below for recommended dimmers)
- Universal voltage (120V through 277V)

**Regulatory**
- ETL Listed for wet locations




E-CP2L04CS fixture mounted at 12' feet with 0° tilt.

**Recommended Dimmers**
- **Lutron CTCL-153PSH-WH**
- **Lutron TGCL-153PH-WH**
- **Lutron MA-R2DIMR-WH**
- **Leviton R50-IPL06-10M**

**NOTE:** The presence of a dimmer on this chart is not a guarantee or warranty of the compatibility of the fixture in any particular installation. The absence of a dimmer from this chart does not necessarily imply incompatibility.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**1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com**


## Vision120™
### 90+ CRI Flexible LED Tape
### Wet Location High Output

GMLighting®

| Project Name | Type |
|---|---|
| Catalog # | Date |

**PRODUCT OVERVIEW**

A high output, wet location flexible 120V plug-in or hardwire LED linear tape for architectural coves, indoor steps, bannisters, exterior recesses and other constructs where even, energy saving LED illumination is specified. 5 year warranty. Do not submerge. **Factory cut only - cutting in field will void ETL label and warranty.**

**NOTE: Each run requires power connector (see Connectors and Accessories next page).**

CUTTABLE EVERY 4"

**FEATURES**
- 120V operation (no power supply required)
- Wet location - IP65
- Cord and plug or hardwire power connector (replaceable fuse protected)
- Tape encased in UV inhibiting water resistant clear poly flexible sheath
- Dimmable (ELV/Triac - Lutron - Skylark - SeV-300P)
- 2700K, 3000K, 4000K
- 120° viewing angle
- Configured by factory in 4 inch increments
- Maximum run: 149 feet
- Mounting options: Clips or PVC / aluminum channel
- Frosted lens and channel covers available (see below)

**SPECIFICATIONS**

ELECTRICAL
- 120V
- 4.0 watts per foot

OPTICS
- 90+ CRI

LUMENS
- 27K (305lm/ft), 30K (315lm/ft), 40K (335lm/ft)

OPERATING TEMP
- 4 to 122°F (-20 to +50°C)

LABEL
- IP65
- ETL

WARRANTY
- 5 years
- Do not install in an application that is not easily accessed for service.

**HOW TO SPECIFY VISION120 AND CREATE A CATALOG NUMBER**

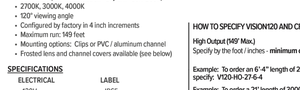
**High Output (149' Max.)**
Specify by the foot / inches - **minimum cut is 4".**

Example: To order an 6'-4" length of 2700K tape, specify: **V120-HO-27-6-4**

Example: To order a 21' length of 3000K tape, specify: **V120-HO-30-21**

Example: To order a 95'-8" length of 4000K tape, specify: **V120-HO-40-95-8**

**V120 state of the art connectors insuring a professional connection.**




**ORDERING INFORMATION**

| Model | - | Output | - | Color Temp. | - | Feet - Inches |
|---|---|---|---|---|---|---|
| V120 | - | HO | - | 2700K (27) | - | XXX-X |
| | | | | 3000K (30) | | |
| | | | | 4000K (40) | | |

Product Video

Product Configurator

SCAN ME

SCAN ME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18700 Ridgeland Ave., Tinley Park, IL 60477 • Toll-Free: (866) 671-DIRT FAX: (708) 478-2640 • techdept@gmlighting.net





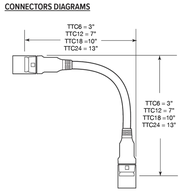
## Vision120™
### 90+ CRI Flexible LED Tape
### Wet Location High Output

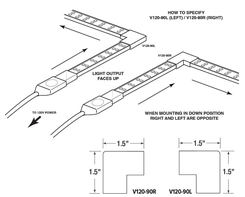
GMLighting®


**CONNECTORS AND ACCESSORIES**

| Catalog No. | Description |
|---|---|
| V120-PC-4 | 4' POWER CONNECTOR - CORD AND PLUG |
| V120-PC-8 | 8' POWER CONNECTOR - CORD AND PLUG |
| V120-PCHW-4 | 4' POWER CONNECTOR - HARDWIRE (INCLUDES INLINE REPLACEABLE 8A FUSE) |
| V120-PCHW-8 | 8' POWER CONNECTOR - HARDWIRE (INCLUDES INLINE REPLACEABLE 8A FUSE) |
| V120-TTC-6 | 5-3/8" TAPE TO TAPE FLEXIBLE CONNECTOR |
| V120-TTC-12 | 12-1/2" TAPE TO TAPE FLEXIBLE CONNECTOR |
| V120-TTC-18 | 15-1/2" TAPE TO TAPE FLEXIBLE CONNECTOR |
| V120-TTC-24 | 23-1/4" TAPE TO TAPE FLEXIBLE CONNECTOR |
| V120-3M-WHB-15 | 15' LONG X 1/2" WIDTH DOUBLE-SIDED MTG. TAPE |
| V120-CHL-4 | 4' ALUMINUM MOUNTING CHANNEL - LENS SOLD SEPARATELY |
| V120-CHL-4-LENS | FROSTED LENS FOR 4' ALUMINUM CHANNEL |
| V120-CHL-8 | 8' ALUMINUM MOUNTING CHANNEL - LENS SOLD SEPARATELY |
| V120-CHL-8-LENS | FROSTED LENS FOR 8' ALUMINUM CHANNEL |
| V120-CHL-P-4 | VISION120 4' PVC MOUNTING CHANNEL (LENS NOT AVAILABLE) |
| V120-CHL-P-8 | VISION 120 8' PVC MOUNTING CHANNEL (LENS NOT AVAILABLE) |
| V120-MC | VISION 120 MOUNTING CLIPS - USE 1 PER FOOT MIN. (BAG OF 10) |
| V120-ECC | END CAP COVERS (2) FOR ALUMINUM CHANNEL WITH LENS. WHITE |
| V120-90L | VISION120 90° LEFT CONNECTOR |
| V120-90R | VISION120 90° RIGHT CONNECTOR |
| SHWC-V120 | LUXCONTROL VISION 120 CONTROLLER |

**CONNECTORS DIAGRAMS**

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Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

# Commerical Area Small (SSA)
## Outdoor LED Area Light

IP65

| OVERVIEW | |
|---|---|
| Lumen Output Range | 9,000 - 21,000 |
| Wattage Range | 72 - 182 |
| Efficacy Range (LPW) | 106 - 134 |
| CCT (K) | 3000, 4000, 5000 |
| Controls | Stanalone Sensor, 7-Pin |
| Weight: lbs (kg) | 17 (7.8) |

**QUICK LINKS**

Ordering Guide | Performance | Photometrics | Dimensions

### FEATURES & SPECIFICATIONS

**Construction**
- Rugged die-cast aluminum housing for maximum durability and reliability.
- IP65 rated luminaire protects integral components from harsh environments.
- Shipping weight: 17.24 lbs in carton.

**Optical System**
- Premium engineered IP65 rated acrylic optic assemblies deliver Type 3, 4 (FT) or 5 distributions.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 80.

**Electrical**
- High-performance driver features shortcircuit and over temperature protection with integral surge protection (6kV).
- 0-10V dimming (30% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >50K Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.

**Installation**
- Mounting method ships separately and can be quickly connected to the luminaire.
- Wiring leads extended out of the main housing eliminating the need of opening the luminaire electrical chamber.
- Utilizes B2 pole drill pattern for arm mounting.
- Utilizes adjustable slip fitter for mast arm or tenon mounting.
- Optional die-cast slip fitter allows for mounting onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon allowing for tilting up to 45 degrees and 90° when using a vertical tenon.

**Warranty**
- LSI luminaires carry a 5-year limited warranty. Complete warranty terms are located on our website.

**Listings**
- Listed to UL 1598 and UL 8750.
- IDA compliant; with 3000K color temperature selection (PM mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations
- IP65 rated Luminaire per IEC 60598
- 1.5G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

*Specifications and dimensions subject to change without notice.*



Type: _____

## Commercial Area Light Small (SSA)

**ORDERING GUIDE** Back to Quick Links

TYPICAL ORDER EXAMPLE: **SSA LED 12L ACR 5W UNV DIM 50 CR7P BRZ PM**

| Luminaire Prefix | Light Source | Lumen Package | Lens | Distribution | Voltage | Driver |
|---|---|---|---|---|---|---|
| **SSA** - Small Commercial Area | **LED** | **9L** - 9,000 lms<br>**12L** - 12,000 lms<br>**18L** - 18,000 lms<br>**21L** - 21,000 lms | **ACR** - Acrylic | **3** - Type 3<br>**5W** - Type 5 Wide<br>**FT** - Type 4 Forward Throw | **UNV** - Universal Voltage (120-277V)<br>**HV** - High Voltage (347-480V) | **DIM** - 0-10V Dimming (0-10%) |

| Color Temp | Color Rendering | Controls (Choose One) | Finish | Mounting Options |
|---|---|---|---|---|
| **50** - 5,000K CCT<br>**40** - 4,000K CCT<br>**30** - 3,000K CCT | **Blank** - 80 CRI | **(Blank)** - None<br>**CR7P** - 7 Pin Photoelectric Control Receptacle[1]<br>**MS12** - Integral Motion Sensor and Photocell max 13-20' mounting height[2]<br>**MS54** - Integral Motion Sensor and Photocell max 21-40' mounting height[2] | **BRZ** - Bronze | **PM** - Square Pole Mount Arm<br>**SP** - Adjustable Slip fitter |

### Accessory Ordering Information[4]

| CONTROLS ACCESSORIES | |
|---|---|
| **Description** | **Order Number[3]** |
| PC120 Photocell for use with CR7P option (120v) | 120514 |
| PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) | 122515 |
| Twist Lock Photocell (347V) for use with CR7P | 122516 |
| Twist Lock Photocell (480V) for use with CR7P | 122517/80 |
| AirLink 5 Pin Twist Lock Controller | 614SB |
| AirLink 7 Pin Twist Lock Controller | 661410 |
| Shorting Cap for use with CR7P | 149328 |

| MOUNTING ACCESSORIES | |
|---|---|
| **Description** | **Order Number[3]** |
| Round Pole Adapter for SSA/SMA for 4" or 5" OD Poles | SARPMA1 BRZ |
| Round Pole Adapter for SSA/SMA for 3" or 3.5" OD Poles | SARPMA3 BRZ |
| Quick Pole Mount Bracket (Square Pole) | 751334 CLR |
| 13" Quick Pole Mount Bracket (Square Pole) | 740022 CLR |
| Wood Pole Bracket (6" Minimum OD Pole, Bronze Finish) | 750440 |
| Wall Mount Bracket (Bronze Finish) | 750441 |
| Square Pole Tenon Adapter (For 2 3/8" Tenon) | 8KA 2NM G90 CLR |

| FUSING ACCESSORIES[4] | |
|---|---|
| **Description** | **Order Number[3]** |
| Single Fusing (120V) | FK120 |
| Single Fusing (277V) | FK277 |
| Double Fusing (480V) | DFK480 |
| Double Fusing (347V) | DFK347 |

**FOOTNOTES:**
1 - Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
2 - Factory installed (CR7P option required). See Options.
3 - Must order Shoe Box Slipper Dual Sensor (Daylight & Motion) which is field adjustable, via a hand held remote Illustrator tool, which must be ordered separately.
4 - Fusing must be located in band hole of pole.

Luminaire Shown with CR7P

Luminaire Shown with IMS

Type: _____

## Commercial Area Light Small (SSA)

**PERFORMANCE** Back to Quick Links

**DELIVERED LUMENS***

| Lumen Package | Distribution | CRI | 3000K | | | 4000K | | | 5000K | | | Wattage |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | |
| 9L | 3 | 80 | 9135 | 126 | B2-U0-G2 | 9583 | 132 | B3-U0-G3 | 9606 | 133 | B3-U0-G3 | 72 |
| | 5W | 80 | 9217 | 127 | B3-U0-G1 | 9649 | 133 | B3-U0-G1 | 9693 | 134 | B3-U0-G1 | |
| | FT | 80 | 8777 | 121 | B2-U0-G2 | 9189 | 127 | B2-U0-G2 | 9230 | 127 | B2-U0-G2 | |
| 12L | 3 | 80 | 11,988 | 114 | B3-U0-G3 | 12,637 | 121 | B3-U0-G3 | 12,587 | 120 | B3-U0-G3 | 105 |
| | 5W | 80 | 12,096 | 115 | B3-U0-G2 | 13,228 | 126 | B3-U0-G1 | 13,175 | 126 | B3-U0-G1 | |
| | FT | 80 | 11,519 | 109 | B2-U0-G2 | 12,557 | 120 | B2-U0-G3 | 12,527 | 119 | B2-U0-G3 | |
| 18L | 3 | 80 | 17,154 | 113 | B3-U0-G3 | 17,356 | 115 | B3-U0-G3 | 17,287 | 114 | B3-U0-G3 | 151 |
| | 5W | 80 | 17,291 | 114 | B3-U0-G2 | 18,187 | 120 | B3-U0-G2 | 18,065 | 120 | B3-U0-G2 | |
| | FT | 80 | 16,561 | 109 | B3-U0-G3 | 17,274 | 114 | B3-U0-G3 | 17,205 | 114 | B3-U0-G3 | |
| 21L | 3 | 80 | 20,003 | 110 | B3-U0-G3 | 20,560 | 111 | B3-U0-G3 | 20,673 | 113 | B3-U0-G3 | 182 |
| | 5W | 80 | 20,162 | 111 | B4-U0-G2 | 21,136 | 114 | B4-U0-G2 | 21,408 | 118 | B4-U0-G2 | |
| | FT | 80 | 19,290 | 106 | B3-U0-G3 | 19,776 | 107 | B3-U0-G3 | 19,990 | 110 | B3-U0-G3 | |

*LEDs are frequently updated therefore values are nominal.

**ELECTRICAL DATA***

| Lumen Package | Watts | 120V | 208V | 240V | 277V | 347V | 480V |
|---|---|---|---|---|---|---|---|
| 9L | 72 | 0.60 | 0.35 | 0.30 | 0.26 | 0.21 | 0.15 |
| 12L | 105 | 0.87 | 0.50 | 0.44 | 0.38 | 0.30 | 0.22 |
| 18L | 151 | 1.26 | 0.73 | 0.63 | 0.55 | 0.44 | 0.31 |
| 21L | 183 | 1.52 | 0.88 | 0.76 | 0.66 | 0.53 | 0.38 |

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

**RECOMMENDED LUMEN MAINTENANCE (9L-21L)[1]**

| Ambient Temperature C | Initial [2] | 25K hrs.[3] | 50K hrs.[3] | 75K hrs.[3] | 100K hrs.[3] |
|---|---|---|---|---|---|
| 0C - 40C | 98% | 96% | 94% | 92% | 90% |

1 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing times the IESNA LM-80-08 total test duration for the device under testing



Type: _____

## Commercial Area Light Small (SSA)

**PHOTOMETRICS** Back to Quick Links

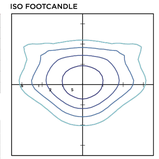
All published luminaire photometric testing performed to IESNA LM-79 standards by NVLAP, certified laboratory. ISO footcandle plots below demonstrate the SMA light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

**SSA-LED-18L-ACR-3-40**

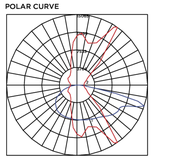
**LUMINAIRE DATA**

| Type 3 Distribution | |
|---|---|
| Description | 4000 Kelvin, 70 CRI |
| Delivered Lumens | 17,001 |
| Watts | 151 |
| Efficacy | 113 |
| IES Type | Type IV - Medium |
| BUG Rating | B3-U0-G3 |

ISO FOOTCANDLE



POLAR CURVE



**Zonal Lumen Summary**

| Zone | Lumens | %Luminaire |
|---|---|---|
| Low (0-30)° | 3067 | 18% |
| Medium (30-60)° | 8240 | 48% |
| High (60-90)° | 5288 | 31% |
| Very High (80-90)° | 427 | 3% |
| Uplight (90-180)° | 0 | 0% |
| Total Flux | 17021 | 100% |

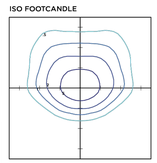
25' Mounting Height/10' Grid Spacing
■5 FC ■2 FC ■1 FC ■0.5 FC

**SSA-LED-18L-ACR-FT-40**

**LUMINAIRE DATA**

| Type FT Distribution | |
|---|---|
| Description | 4000 Kelvin, 70 CRI |
| Delivered Lumens | 17,274 |
| Watts | 151 |
| Efficacy | 114 |
| IES Type | Type FT |
| BUG Rating | B3-U0-G3 |

ISO FOOTCANDLE



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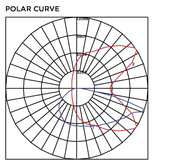


**Zonal Lumen Summary**

| Zone | Lumens | %Luminaire |
|---|---|---|
| Low (0-30)° | 3019 | 17% |
| Medium (30-60)° | 8150 | 47% |
| High (60-80)° | 5684 | 33% |
| Very High (80-90)° | 421 | 2% |
| Uplight (90-180)° | 0 | 0% |
| Total Flux | 17274 | 100% |

25' Mounting Height/10' Grid Spacing
■5 FC ■2 FC ■1 FC ■0.5 FC



Type: _____

## Commercial Area Light Small (SSA)

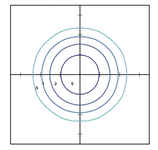
**PHOTOMETRICS** Back to Quick Links

**SSA-LED-18L-ACR-SW-40**

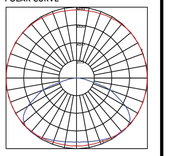
**LUMINAIRE DATA**

| Type 5W Distribution | |
|---|---|
| Description | 4000 Kelvin, 70 CRI |
| Delivered Lumens | 17,188 |
| Watts | 151 |
| Efficacy | 114 |
| IES Type | Type VS - Very Short |
| BUG Rating | B3-U0-G2 |

ISO FOOTCANDLE



POLAR CURVE

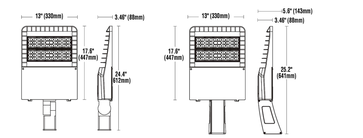


**Zonal Lumen Summary**

| Zone | Lumens | %Luminaire |
|---|---|---|
| Low (0-30)° | 3577 | 21% |
| Medium (30-60)° | 9351 | 54% |
| High (60-80)° | 3939 | 23% |
| Very High (80-90)° | 321 | 2% |
| Uplight (90-180)° | 0 | 0% |
| Total Flux | 17188 | 100% |

25' Mounting Height/10' Grid Spacing
■5 FC ■2 FC ■1 FC ■0.5 FC

**PRODUCT DIMENSIONS** Back to Quick Links




**LUMINAIRE EPA CHART**

| Tilt Degree | Single | D180° | D90° | T90° | TH120° | Q90° |
|---|---|---|---|---|---|---|
| 0° | 0.5 | 1.0 | 0.7 | 1.0 | 1.0 | 1.0 |




Plotted: 07/07/23 - 2:25 PM, By: pdroyorn, - Product Ver: 24.2a (LMS Tech)
File: P:\DEC\PC PROJECTS\2021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D102199025S03.dwg, ----> 12 LIGHTING DETAILS



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| Rev. | Date | Comments | By |
|---|---|---|---|
| 3. | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSU |
| 2. | 03/31/23 | REV. PER SPSHB MEETING COMMENTS | PSU |
| 1. | 07/03/23 | REV. PER SCD COMMENTS | RPK |

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


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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: **LIGHTING DETAILS**

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

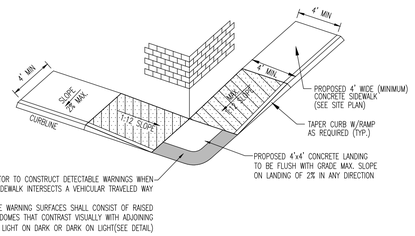
| JOB No: | DATE: |
|---|---|
| 1021-99-025 | 11/09/2022 |
| DRAWN BY: DXC | SCALE:(H) NOT TO (V) SCALE |
| DESIGNED BY: DG/MW | SHEET No: 12 OF 20 |
| CHECKED BY: MJB | |
| CHECKED BY: _ | |

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

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

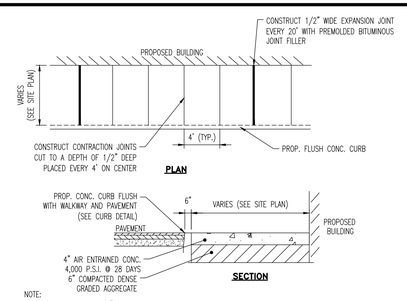
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev. # 3



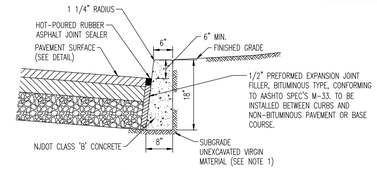

NOTES:
1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.
2.) COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.
3.) A LEVEL LANDING AREA (MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE 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

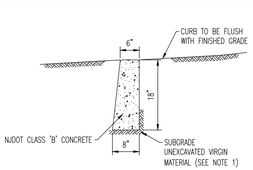



NOTE:
1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH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

## FLUSH CURB AND WALK DETAIL AT BUILDING
NOT TO SCALE



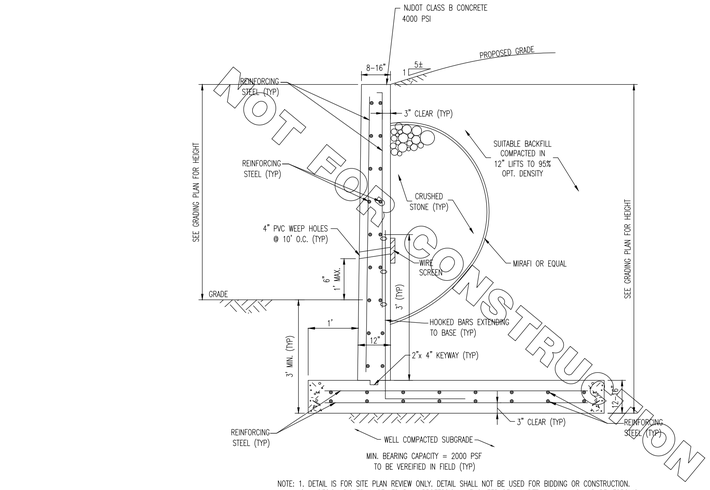

## 6" CURB REVEAL




## FLUSH CURB

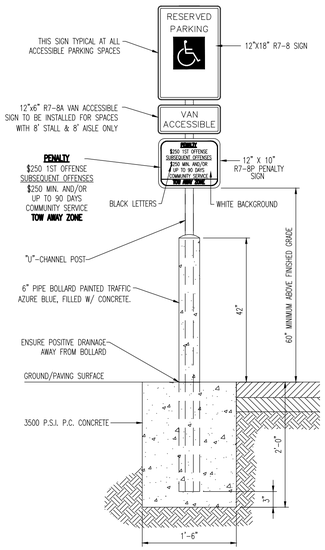
NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL 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 NJIS DESIGN STANDARDS.

## CONCRETE CURB DETAIL
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.

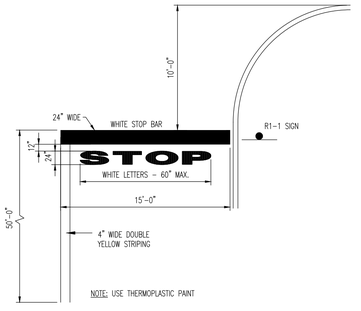
## CONCRETE RETAINING WALL DETAIL
NOT TO SCALE




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.

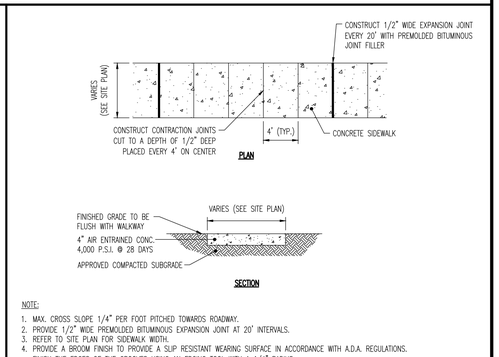
2.) VAN ACCESSIBLE SIGN SHALL BE 60" MINIMUM ABOVE FINISHED GRADE WHERE APPLICABLE. WHEN VAN ACCESSIBLE IS NOT REQUIRED, R7-8 SIGN SHALL BE SET AT 60" MINIMUM ABOVE FINISHED GRADE.

## A.D.A. PARKING SIGN ON BOLLARD DETAIL
NOT TO SCALE



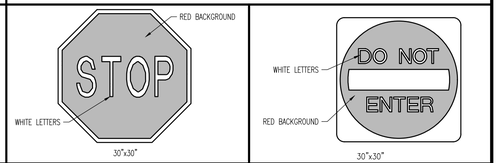

NOTE: USE THERMOPLASTIC PAINT

## 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

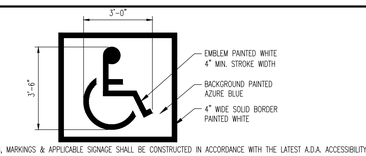
## CONCRETE & PAVING DETAIL
NOT TO SCALE




## R1-1 SIGN DETAIL
NOT TO SCALE

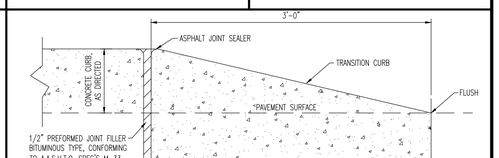



## R5-1 SIGN DETAIL
NOT TO SCALE



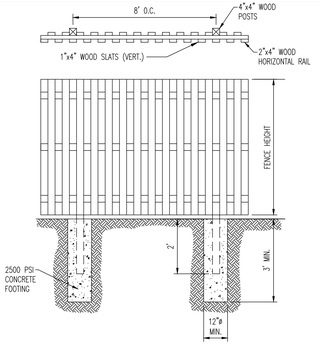

NOTE: ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

## PAINTED A.D.A. PARKING SYMBOL DETAIL
NOT TO SCALE



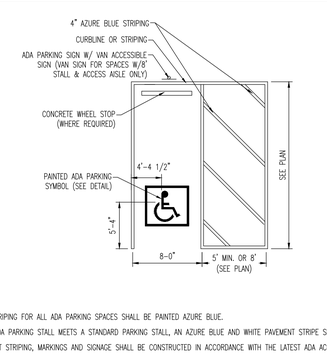

NOTE: SEE CURB DETAIL FOR MATERIAL SPECIFICATIONS, BEDDING REQUIREMENTS, ETC.

## VERTICAL CURB TAPER DETAIL
NOT TO SCALE



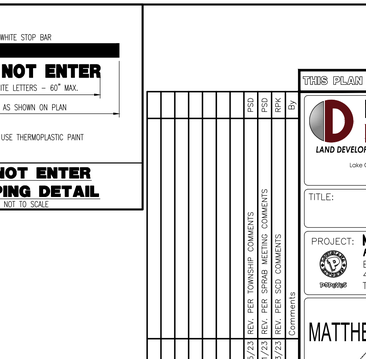

NOTE: POSTS AND SLATS TO BE PRESSURE TREATED LUMBER

## 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 |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 05/31/23 | REV. PER SPRAB MEETING COMMENTS | PSD |
| 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: **MPB REALTY, LLC**
*PROPOSED POPEYE'S & SONIC RESTAURANT*
BLOCK 153, LOT 38
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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: | 13 OF 20 |
| Rev. # | 3 |

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

ROBERT P. FREUD
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NEW JERSEY LICENSE No. 41938

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE, BEFORE YOU DIG.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Plotted: 07/07/23 - 2:25 PM, By: pdroayom, - Product Ver: 24.2a (LMS Tech)
File: P:\DECPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990225SD3.dwg, ----> 13 CONSTRUCTION DETAILS

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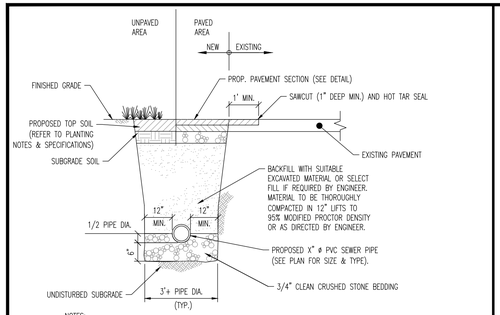
**MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE**



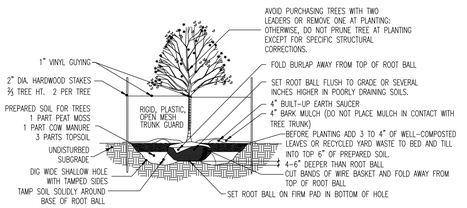

NOTES:
1. PAVEMENT SECTION SHALL BE PER PAVEMENT DETAIL, OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. ALL TRENCHES IN EXISTING PAVMENT SHALL BE SAWCUT
4. ALL DISTURBED TRAFFIC STRIPING AND PAVEMENT MARKING SHALL BE REPLACED WITHIN KIND MATERIALS.

DWND - AUG/96

## SANITARY SEWER 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 ½ 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.

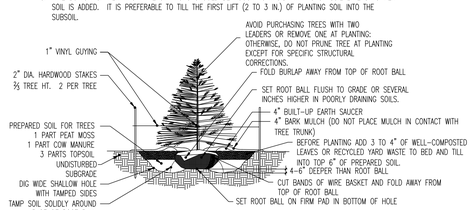



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

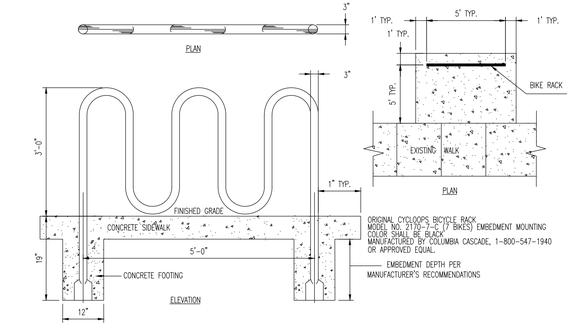
NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ½ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE 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

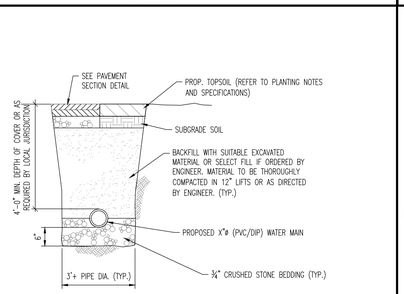



ORIGINAL CYCLOOPS BICYCLE RACK MODEL NO. 2170-1-C (7 BIKES) EMBEDMENT MOUNTING COLOR SHALL BE BLACK MANUFACTURED BY COLUMBIA CASCADE, 1-800-547-1940 OR APPROVED EQUAL.

EMBEDMENT DEPTH PER MANUFACTURER'S RECOMMENDATIONS

## 'U' BICYCLE RACK DETAIL

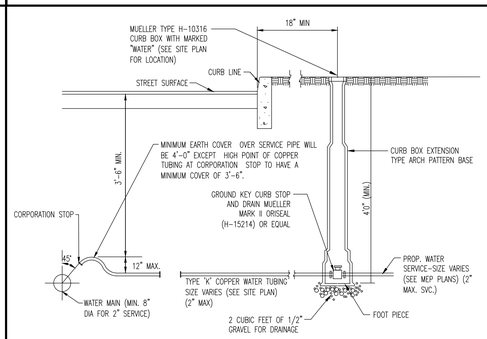
NOT TO SCALE




NOTE:
1. PAVEMENT SECTION AS PER ASPHALT PAVING DETAIL OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. X" – SEE PLAN FOR PIPE DIAMETER.
3. PRIVATE FIRE WATER MAINS SHALL BE BURIED IN ACCORDANCE WITH LATEST NFPA REGULATIONS.

## WATER MAIN TRENCH DETAIL

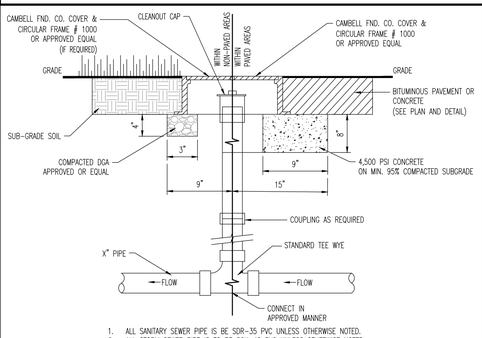
NOT TO SCALE




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

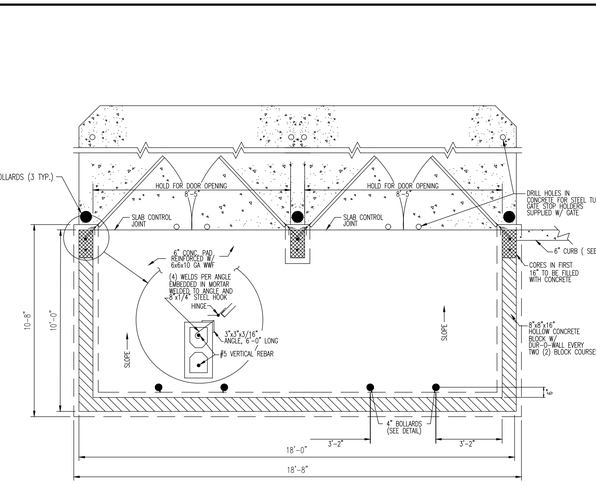
NOT TO SCALE

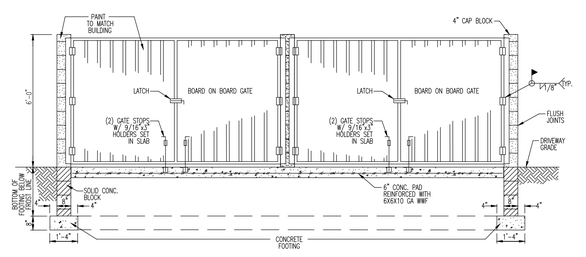



1. ALL SANITARY SEWER PIPE IS BE SDR–35 PVC UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER PIPE IS TO BE SCH–40 PVC UNLESS OTHERWISE NOTED.
3. ALL CLEANOUT CAPS ARE TO BE BRASS FOR SANITARY AND PVC FOR STORM SEWER.
4. X" – SEE PLAN FOR PIPE DIAMETER

## CLEANOUT DETAIL

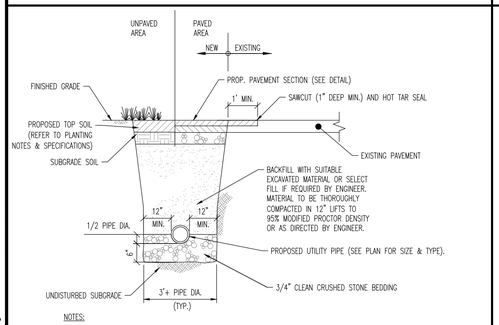
NOT TO SCALE




## MASONRY TRASH/BOARD-ON-BOARD GATE ENCLOSURE DETAIL

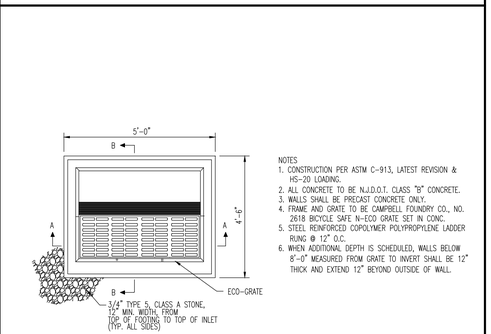
NOT TO SCALE




NOTES:
1. PAVEMENT SECTION SHALL BE PER PAVEMENT DETAIL, OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. ALL TRENCHES IN EXISTING PAVMENT SHALL BE SAWCUT.
4. ALL DISTURBED TRAFFIC STRIPING AND PAVEMENT MARKING SHALL BE REPLACED WITH KIND MATERIALS.

## UTILITY SERVICE TRENCH DETAIL

NOT TO SCALE




NOTE: 1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ADJUSTED POLE HEIGHT RESULTING IN MOUNTING HEIGHT 'A', TAKING INTO CONSIDERATION PEDESTAL (PED) OR FLUSH MOUNT (FM) FOUNDATION DESIGNATION AT EACH POLE LOCATION.
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'–17' | 18'–20' |
| POLE DIA. 'B' | 6" SQUARE (OR PER MANUFACTURER) | 6" SQUARE (OR PER MANUFACTURER) |
| # OF FIXTURES | SINGLE OR DOUBLE | SINGLE OR DOUBLE |
| FOUNDATION DIAMETER 'C' | 18" DIA. ROUND | 18" DIA. ROUND |
| FOUNDATION DEPTH 'D' | 5.0' | 5.5' |
| REINFORCING TIES 'E' | #4 @ 16" O.C. | #4 @ 12" O.C. |
| VERTICAL REINFORCEMENT 'F' | (6) #5 BARS EQUALLY SPACED | (6) #6 BARS EQUALLY SPACED |

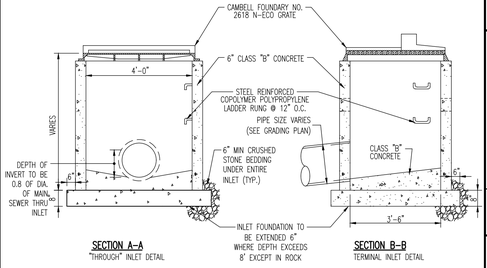
SOIL NOTES
1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED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

CONCRETE NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 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.

02/2003 – AUG/00

## AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE

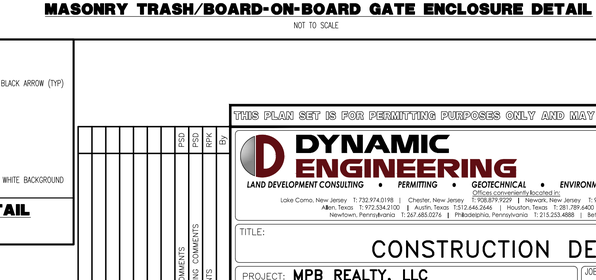



SECTION A–A "THROUGH" INLET DETAIL

SECTION B–B TERMINAL INLET DETAIL

## TYPE 'B' INLET

NOT TO SCALE




## R3-2 SIGN DETAIL

NOT TO SCALE




NOTES:
1. PAVEMENT SECTION SHALL BE PER PAVEMENT DETAIL OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. ALL TRENCHES IN EXISTING PAVEMENT SHALL BE SAWCUT.
4. ALL DISTURBED TRAFFIC STRIPING AND PAVEMENT MARKING SHALL BE REPLACED WITH KIND MATERIAL.

10/96/00–AUG/00

## STORM SEWER TRENCH DETAIL

NOT TO SCALE

Plotted: 07/07/23 – 2:25 PM, By: pdraoyom, File: P:\DESPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\U1021990255D3.dwg, ----> 14 CONSTRUCTION DETAILS – Product Ver: 24.2a (LMS Tech)

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| Rev. | Date | Comments | By |
|---|---|---|---|
| 3 | 07/10/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 03/31/23 | REV. PER SPRAB MEETING COMMENTS | PSD |
| 1 | 01/03/23 | REV. PER SCD COMMENTS | RPK |

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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: CONSTRUCTION DETAILS

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

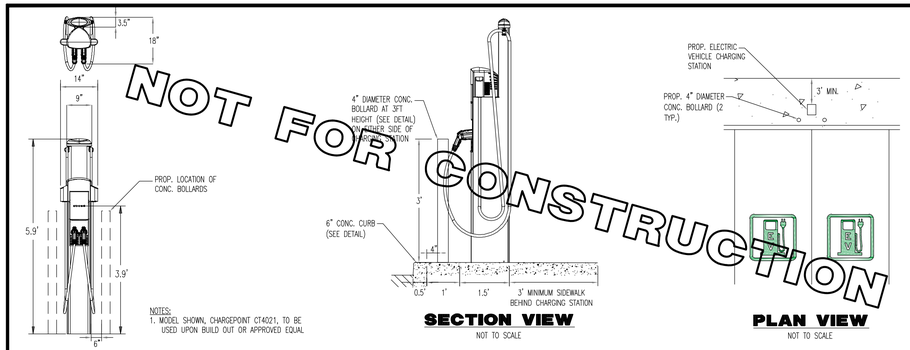
| | |
|---|---|
| JOB No: | 1021–99–025 |
| DATE: | 11/09/2022 |
| DRAWN BY: | NSR |
| SCALE:(H) NOT TO (V) SCALE | |
| DESIGNED BY: | DG/MW |
| CHECKED BY: | MJB |
| CHECKED BY: | – |
| SHEET No: | 14 OF 20 |
| Rev. # | 3 |

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 PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

NOT FOR CONSTRUCTION

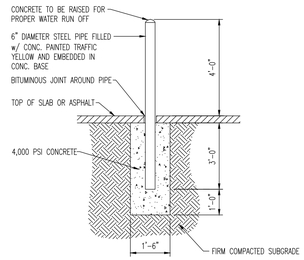



NOTES:
1. MODEL SHOWN, CHARGEPOINT CT4021, TO BE USED UPON BUILD OUT OR APPROVED EQUAL

**SECTION VIEW**
NOT TO SCALE

**PLAN VIEW**
NOT TO SCALE

## ELECTRIC VEHICLE CHARGING STATION (DUAL CHARGERS)
NOT TO SCALE

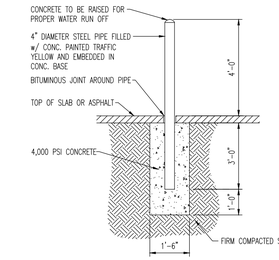



NOTES:
1. BOLLARD MUST RESIST A FORCE OF 12,000 POUNDS APPLIED 36" ABOVE THE DRIVING SURFACE.
2. BOLLARDS REQUIRED AS DEPICTED ON SITE PLAN DRAWINGS. TYPICALLY LOCATED AT BUILDING CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, FIRE DEPARTMENT CONNECTIONS, AND TRASH ENCLOSURES.

11/6/14 - dlg/ds

## 6" BOLLARD DETAIL
NOT TO SCALE

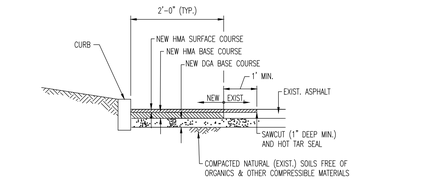
**MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE**




NOTES:
1. BOLLARD MUST RESIST A FORCE OF 12,000 POUNDS APPLIED 30" ABOVE THE DRIVING SURFACE.
2. BOLLARDS REQUIRED AS DEPICTED ON SITE PLAN DRAWINGS. TYPICALLY LOCATED AT BUILDING CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, FIRE DEPARTMENT CONNECTIONS, AND TRASH ENCLOSURES.

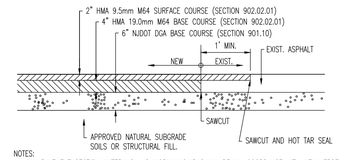
11/6/14 - dlg/ds

## 4" BOLLARD DETAIL
NOT TO SCALE




06/2022 JGJ/DJS

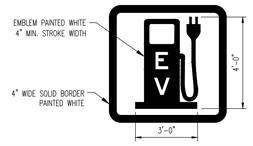
## FULL DEPTH PAVEMENT REPAIR DETAIL
NOT TO SCALE




NOTES:
1. ALL PAVEMENT SECTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2019.
2. OWNER SHALL CONTACT AND ENGAGE DYNAMIC EARTH, LLC. TO INSPECT AND TEST SUBGRADE SOILS. CONTRACTOR SHALL CONTACT DYNAMIC EARTH, LLC. AT (908) 879-7095 (WWW.DYNAMIC-EARTH.COM) AT ONSET OF CONSTRUCTION TO CONFIRM REQUIREMENTS AND COORDINATE INSPECTIONS.
3. SUBGRADE SOILS SHALL BE APPROVED BY DYNAMIC EARTH, LLC. APPROVED NATURAL SOILS SHALL BE COMPACTED AND PROOFROLLED WITH A LOADED TANDEM AXLE TRUCK TO A FIRM AND UNYIELDING CONDITION. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR STABILIZED AS DIRECTED BY DYNAMIC EARTH, LLC. ANY STRUCTURAL FILL AT OR BELOW PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM-D1557.
4. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTION DESCRIPTION.

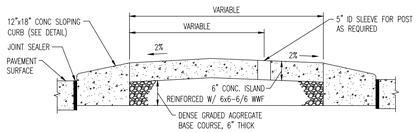
05/2022 - dlg/djs

## STANDARD DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE

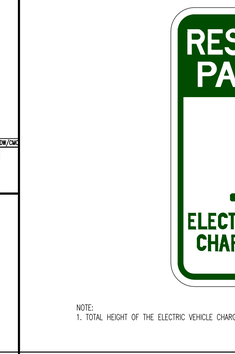



12/21- LDW/CMC

## PAINTED ELECTRIC VEHICLE (EV) CHARGE STATION PARKING SYMBOL DETAIL
NOT TO SCALE

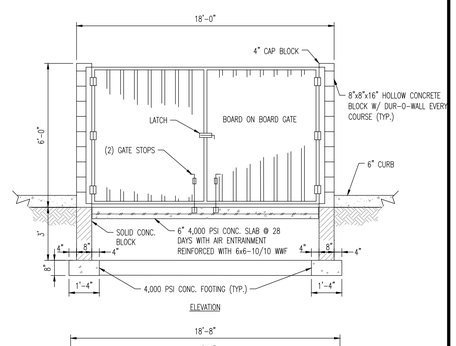



## MOUNTABLE CONCRETE ISLAND 6" THICK
NOT TO SCALE



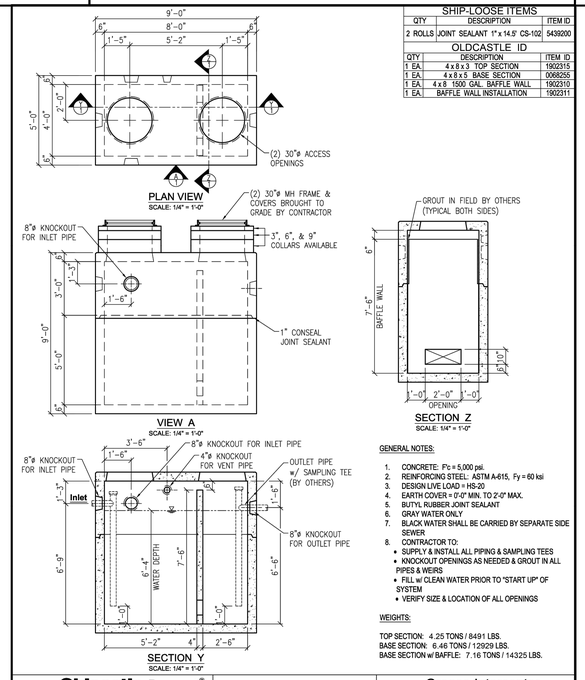

NOTE:
1. TOTAL HEIGHT OF THE ELECTRIC VEHICLE CHARGING SPOT SIGN SHALL BE NO MORE THAN 7 FEET FROM GRADE.

## ELECTRIC VEHICLE (EV) CHARGING STATION SIGN DETAIL
NOT TO SCALE




03/2023 - KMG/dlg

## 10' X 18' MASONRY TRASH ENCLOSURE WITH BOARD ON BOARD GATE DETAIL
NOT TO SCALE




SHIP-LOOSE ITEMS

| QTY | DESCRIPTION | ITEM ID |
|---|---|---|
| 2 ROLLS | JOINT SEALANT 1" x 14.5' CS-102 | 5439200 |

OLDCASTLE ID

| QTY | DESCRIPTION | ITEM ID |
|---|---|---|
| 1 EA. | 4 x 8 x 3 TOP SECTION | 1902315 |
| 1 EA. | 4 x 8 x 5 BASE SECTION | 0068255 |
| 1 EA. | 4 x 8 1500 GAL. BAFFLE WALL | 1902310 |
| 1 EA. | BAFFLE WALL INSTALLATION | 1902311 |

GENERAL NOTES:
1. CONCRETE: F'c = 5,000 psi.
2. REINFORCING STEEL: ASTM A-615, Fy = 60 ksi
3. DESIGN LIVE LOAD = HS-20
4. EARTH COVER = 0'-0" MIN. TO 2'-0" MAX.
5. BUTYL RUBBER JOINT SEALANT
6. GRAY WATER ONLY
7. BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER
8. CONTRACTOR TO:
   - SUPPLY & INSTALL ALL PIPING & SAMPLING TEES
   - KNOCKOUT OPENINGS AS NEEDED & GROUT IN ALL PIPES & WEIRS
   - FILL w/ CLEAN WATER PRIOR TO "START UP" OF SYSTEM
   - VERIFY SIZE & LOCATION OF ALL OPENINGS

WEIGHTS:

TOP SECTION: 4.25 TONS / 8491 LBS.
BASE SECTION: 6.46 TONS / 12929 LBS.
BASE SECTION w/ BAFFLE: 7.16 TONS / 14325 LBS.

**Oldcastle Precast®**
CHESAPEAKE
1401 TRIMBLE ROAD
EDGEWOOD, MD 21040 410-612-1213
5115 MASSAPONAX CHURCH ROAD
FREDERICKSBURG, VA 22407 540-898-6300
OPI-CHESAPEAKE-INFO@OLDCASTLE.COM

GI-488
FILE NAME: 365GT1500GA.DWG
ISSUE DATE: October, 2017
SCALE: 1/4" = 1'-0"

Grease Interceptor
4'-0" x 8'-0" x 8'-0" I.D.
1500 Gallon Capacity

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TITLE: CONSTRUCTION DETAILS

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

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: DXC
SCALE:(H) NOT TO (V) SCALE
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: _
SHEET No: 15 OF 20

MATTHEW J. BERSCH
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NEW JERSEY LICENSE No. 54522

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Rev. # 3

Plotted: 07/07/23 - 2:26 PM, By: pdroyon, - Product Ver: 24.2a (LMS Tech)
File: P:\DEGPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990250S03.dwg, ----> 15 CONSTRUCTION DETAILS

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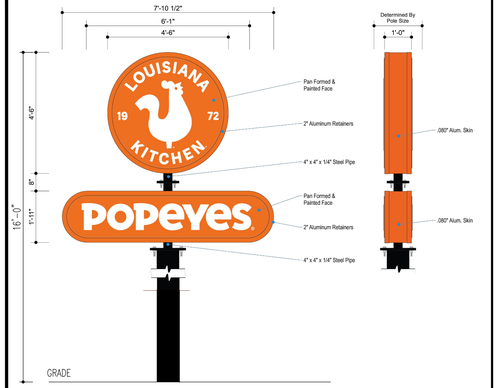
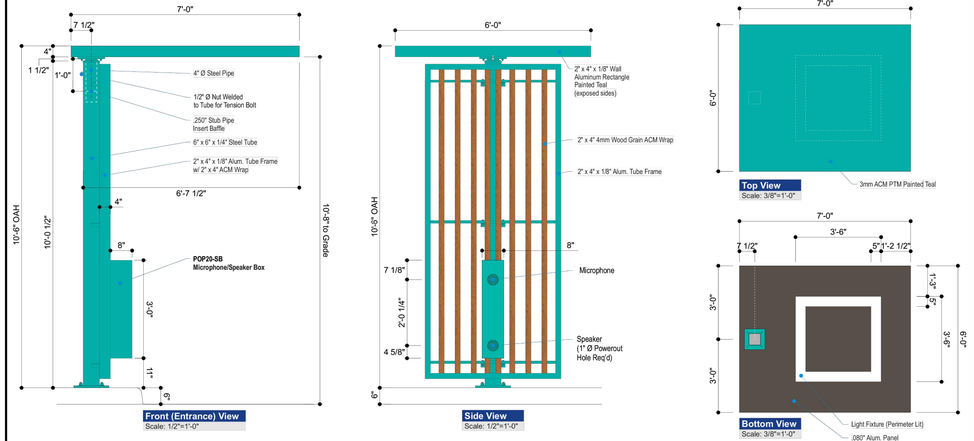


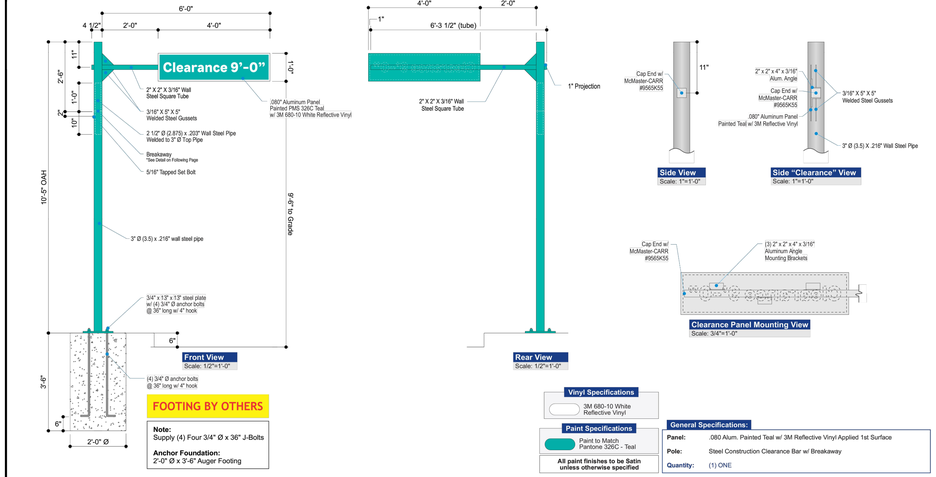

## POPEYES FREESTANDING PYLON SIGN

NOT TO SCALE



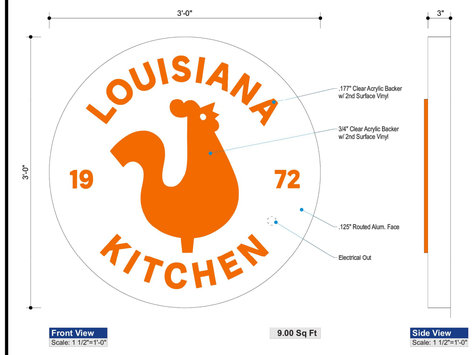

## DRIVE-THRU CANOPY W/SPEAKER & CONF. BOARD

NOT TO SCALE




## CLEARANCE SIGN

NOT TO SCALE




## POPEYES BRAND SEAL SIGN

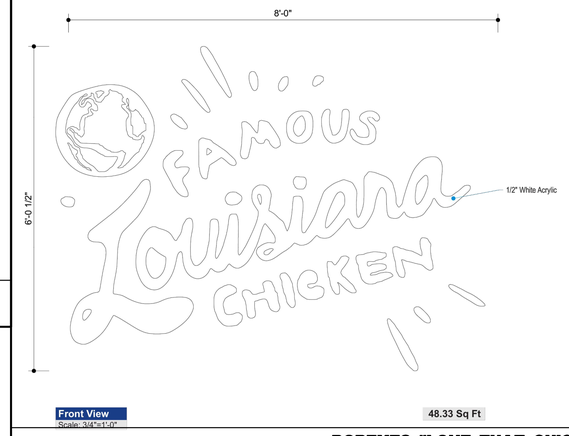
NOT TO SCALE

## POPEYES CHANNEL LETTER DETAIL

NOT TO SCALE

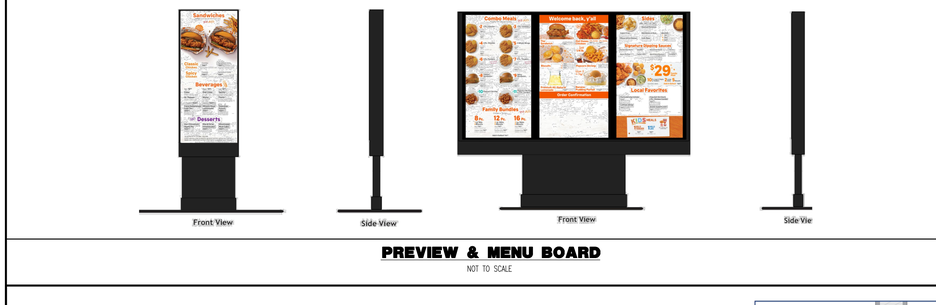
## POPEYES "LOVE THAT CHICKEN" SIGN

NOT TO SCALE



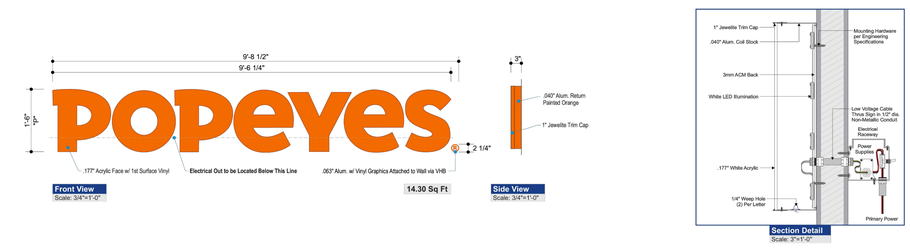

## POPEYES "LOVE THAT CHICKEN" SIGN

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" Jewelite 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: 07/07/23 - 2:26 PM, By: pdroyom, - Product Ver: 24.2a (LMS Tech)
File: P:\DEC\PC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990225SD3.dwg, ----> 16 CONSTRUCTION DETAILS

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| | |
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| DESIGNED BY: | DG/MW |
| CHECKED BY: | MJB |
| CHECKED BY: | _ |
| SHEET No: | 16 OF 20 |
| Rev. # | 3 |

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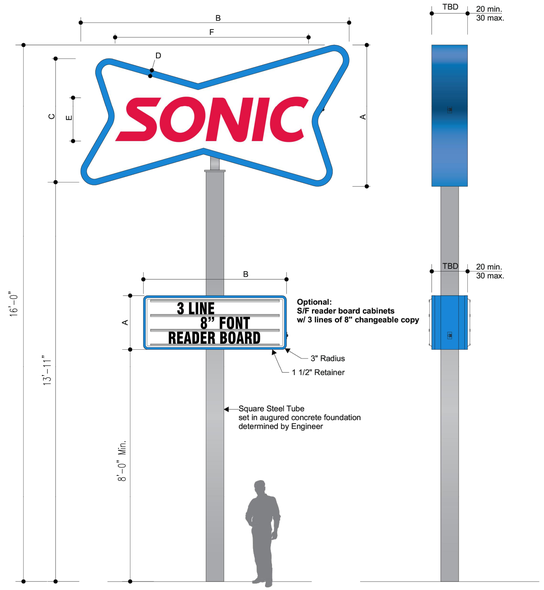
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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

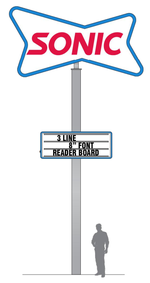
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON INTENDING TO DISTURB THE EARTH'S SURFACE, BEFORE BEGINNING WORK.
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM




**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**

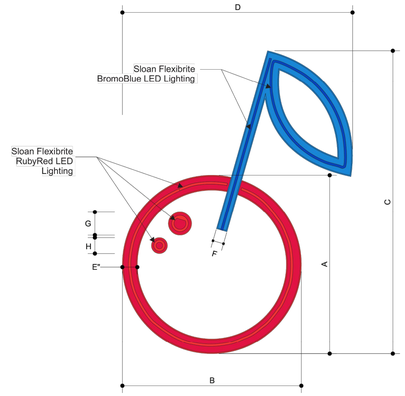
| Sign Type | A | B | C | D | E | F | Recommendation |
|---|---|---|---|---|---|---|---|
| **6'-0" Sign** | 3'-1 15/16" | 6'-0" | 2'-9 15/16" | 1 5/8" | 11 11/16" | 4'-3 7/8" | (Polycarbonate Embossed Face) |
| **8'-0" Sign** | 4'-2 9/16" | 8'-0" | 3'-9 1/4" | 2 1/8" | 1'-3 5/8" | 5'-9 3/16" | (Polycarbonate 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**

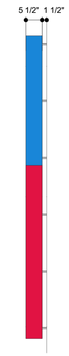
- Red - PMS 192C (3M 3730-2324)
- Blue - PMS 2382C (3M 3730-8094)
- Flexible Vinyl Face (3M Panagraphics 3)
- UV Overlay (3M 3660M)
- Light Blue (3M 180mc-7285)
- PMS 425C (SW 7659 Gris Silver)
- SW 4361 Sonic Logo Blue (sign cabinet refresh)

## SONIC FREESTANDING PYLON SIGN

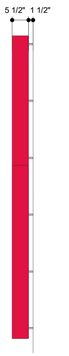
NOT TO SCALE




**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**

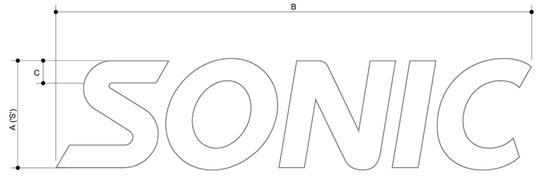
- Red - PMS 192C
- Blue - PMS 2382C
- Opaque White

**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**

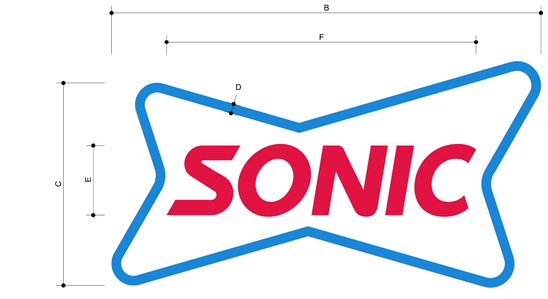
| Sign Type | A | B | C |
|---|---|---|---|
| **18" Letters** | 1'-6" | 6'-7 3/4" | 3 3/4" |
| **20" Letters** | 1'-8" | 7'-4 5/8" | 4 3/16" |
| **24" Letters** | 2'-0" | 8'-10 3/8" | 5" |
| **30" Letters** | 2'-6" | 11'-0 15/16" | 6 5/16" |

**COLOR SPECIFICATIONS**

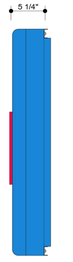
- Red - PMS 192C Letter Return Color
- Translucent White Acrylic Face Panels
- White Trim Cap

## SONIC CHANNEL LETTER DETAIL

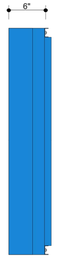
NOT TO SCALE




**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

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

| Rev. | Date | Comments | By |
|---|---|---|---|
| 3 | 07/05/23 | REV. PER TOWNSHIP COMMENTS | PSD |
| 2 | 03/31/23 | REV. PER SPRAB MEETING COMMENTS | PSD |
| 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: **MPB REALTY, LLC**
***PROPOSED POPEYE'S & SONIC RESTAURANT***
BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: PSD
SCALE: (H) NOT TO (V) SCALE
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: _
SHEET No: 17 OF 20
Rev. # 3

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

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

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Know what's below Call before you dig.
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Plotted: 07/07/23 - 2:26 PM, By: pdroyom, - Product Ver: 24.2a (LMS Tech)
File: P:\DECPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990255D3.dwg, ----> 17 CONSTRUCTION DETAILS



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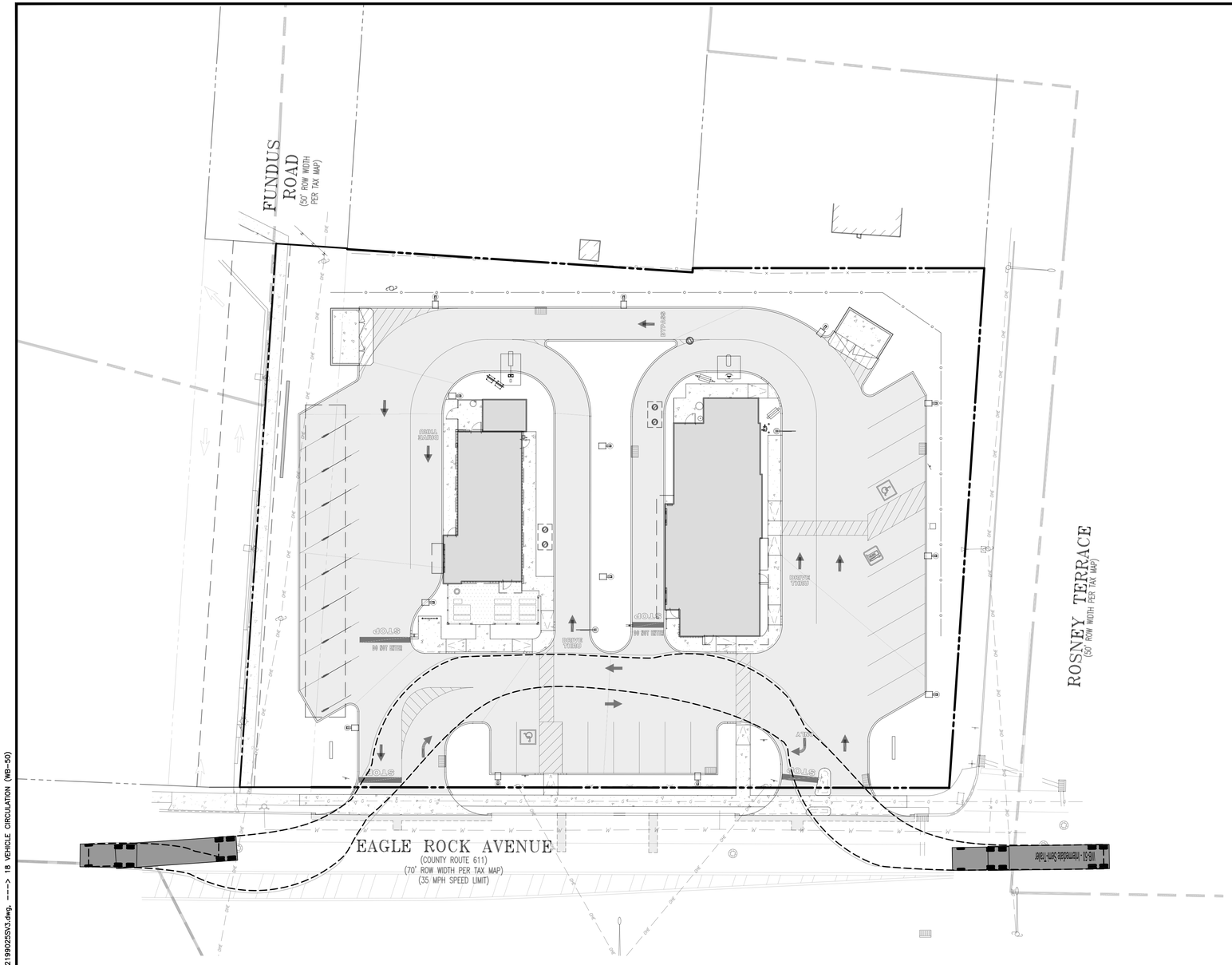
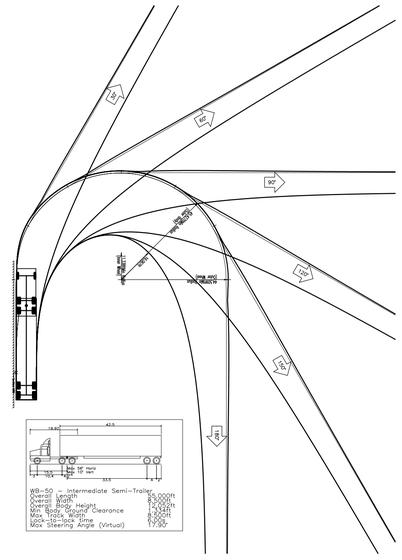
THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY







GRAPHIC SCALE

-20 0 10 20 40 80

( IN FEET )
1 INCH = 20 FT.

| Rev. | Date | Comments | By |
|---|---|---|---|
| 3 | 07/05/23 | REV: PER TOWNSHIP COMMENTS | PSO |
| 2 | 05/31/23 | REV: PER SPRAB MEETING COMMENTS | PSO |
| 1 | 01/03/23 | 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:

# VEHICLE CIRCULATION (WB-50)

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

JOB No: 1021-99-025
DATE: 11/09/2022
DRAWN BY: NSR
SCALE: (H) 1"=20' (V)
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: _
SHEET No: 18 OF 20
Rev. # 3

MATTHEW J. BERSCH
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NEW JERSEY LICENSE No. 54522

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File: P:\DECPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange\Dwg\Site Plans\D1021990225SV3.dwg, ----> 18 VEHICLE CIRCULATION (WB-50)

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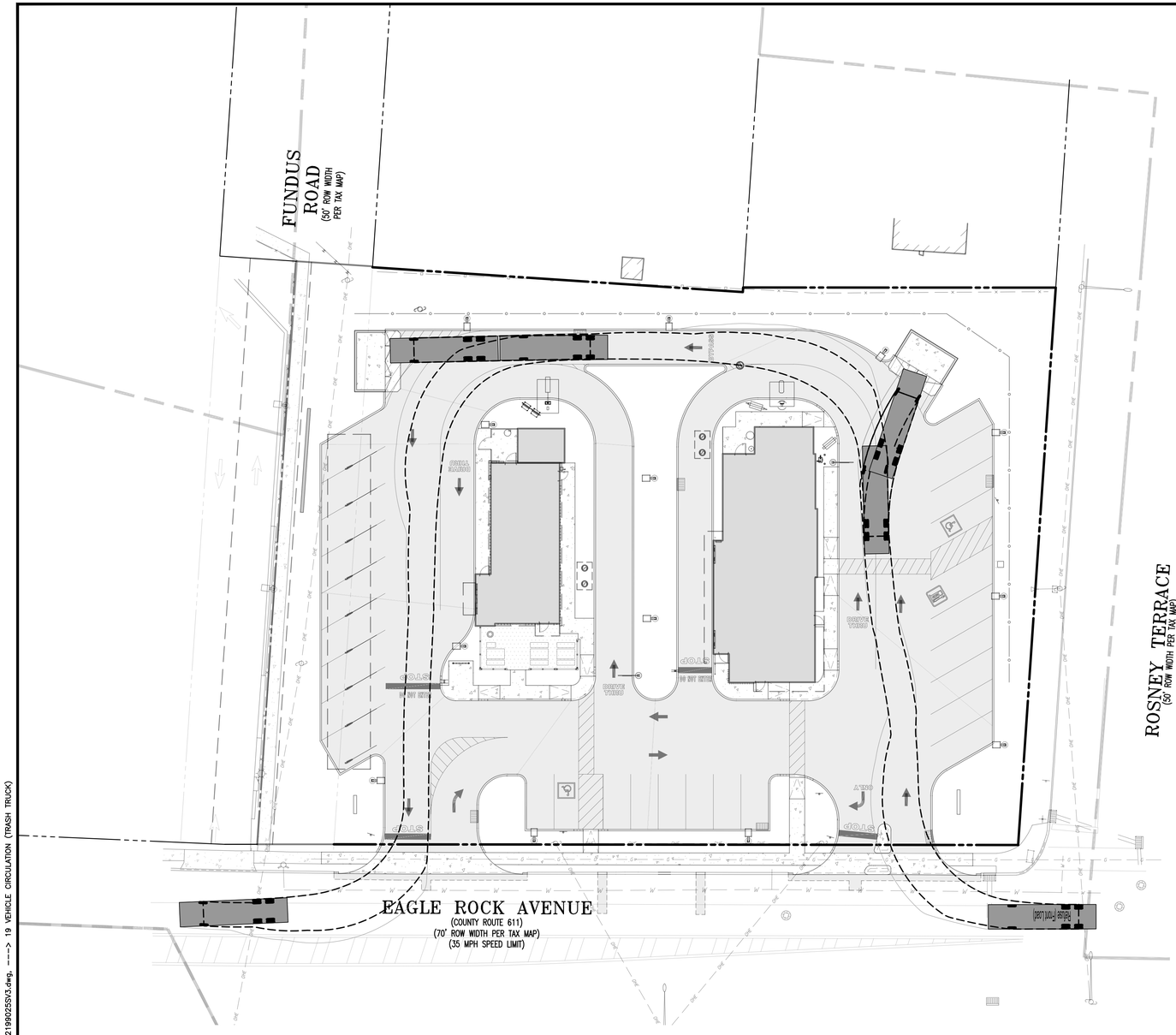
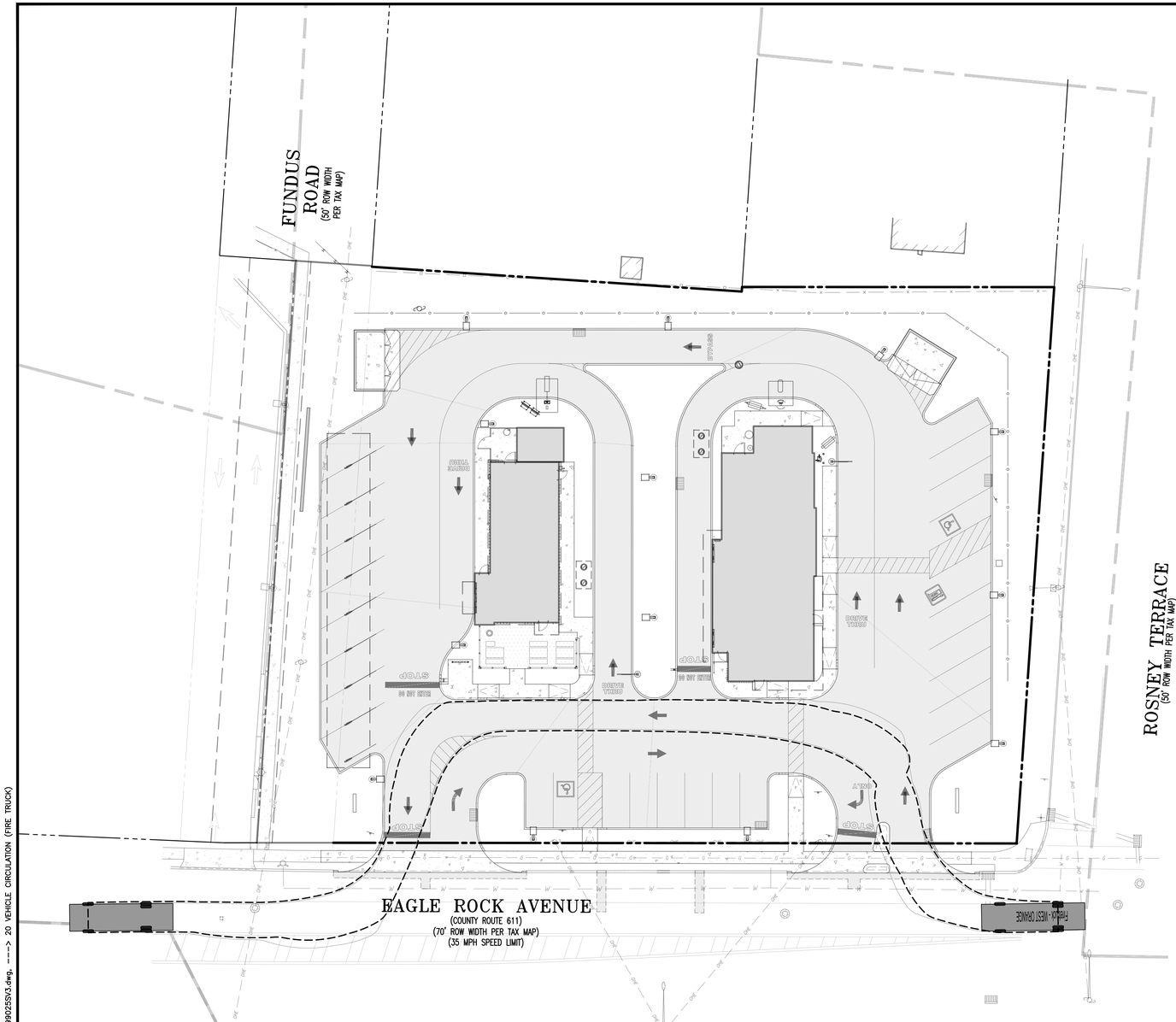
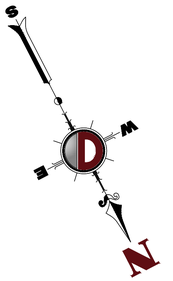
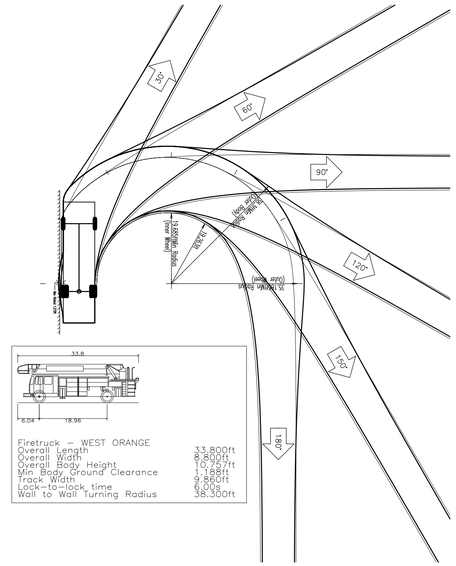

FUNDUS ROAD
(50' ROW WIDTH PER TAX MAP)
ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)
EAGLE ROCK AVENUE
(COUNTY ROUTE 611)
(70' ROW WIDTH PER TAX MAP)
(35 MPH SPEED LIMIT)
SOUTH TURN
ATB
GOALS
STOP
NO PARKING
SIGN
ONE WAY
ENTRANCE ONLY
EXIT ONLY
ONE WAY
ONE WAY
ONE WA

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY




| Firetruck – WEST ORANGE | |
|---|---|
| Overall Length | 33.800ft |
| Overall Width | 8.800ft |
| Overall Body Height | 10.757ft |
| Min Body Ground Clearance | 1.188ft |
| Track Width | 8.560ft |
| Lock-to-lock time | 6.00s |
| Wall to Wall Turning Radius | 38.300ft |

GRAPHIC SCALE

-20 0 10 20 40 80

( IN FEET )
1 INCH = 20 FT.

| Rev | Date | Comments | By |
|---|---|---|---|
| 3 | 07/05/23 | REV: PER TOWNSHIP 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: VEHICLE CIRCULATION (FIRE TRUCK)

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

| | |
|---|---|
| JOB No: | 1021-99-025 |
| DRAWN BY: | PSD |
| DESIGNED BY: | DG/MW |
| CHECKED BY: | MJB |
| CHECKED BY: | – |
| DATE: | 11/09/2022 |
| SCALE: (H) 1"=20' (V) | |
| SHEET No: | 20 OF 20 |
| Rev. # | 3 |

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