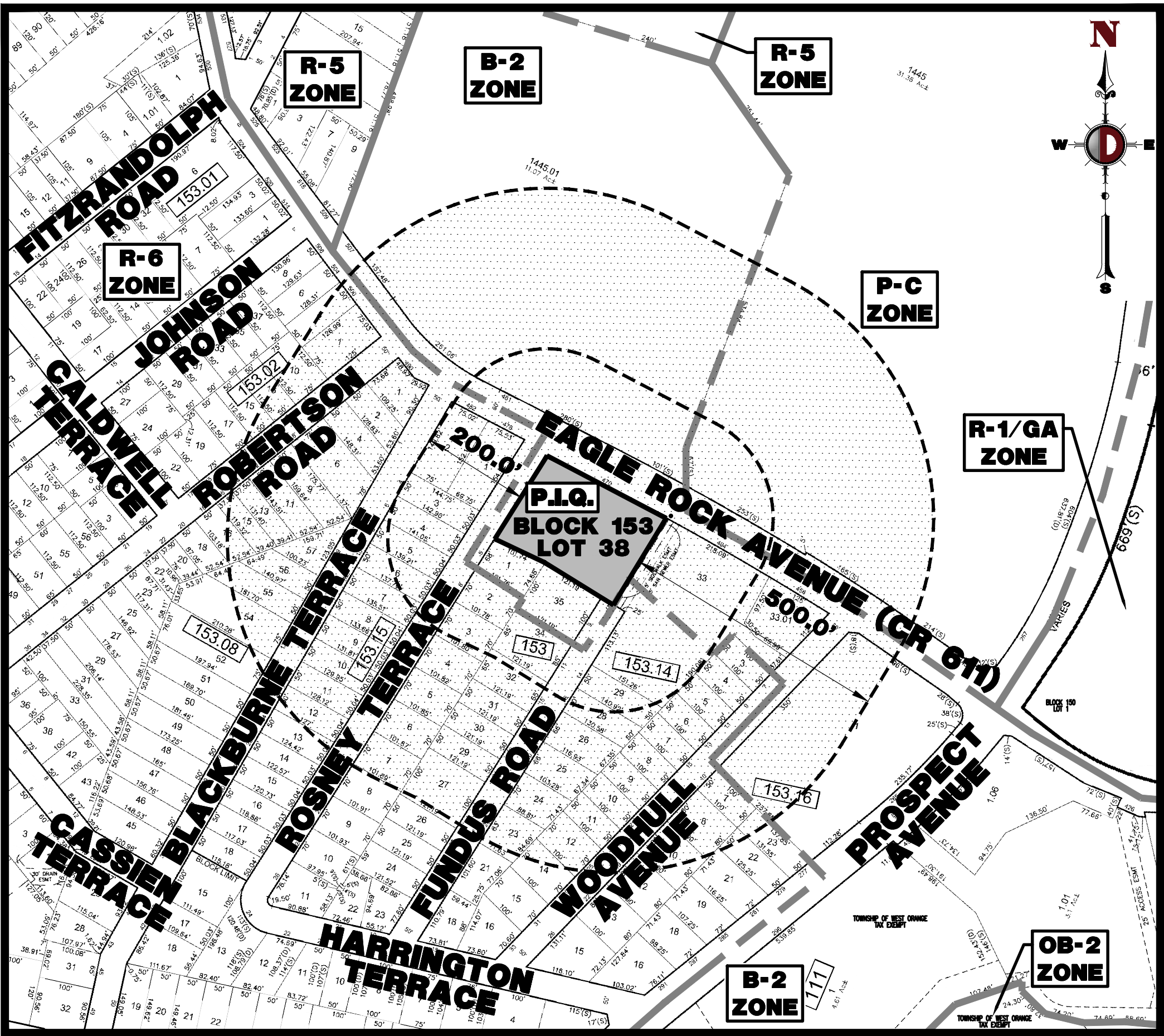


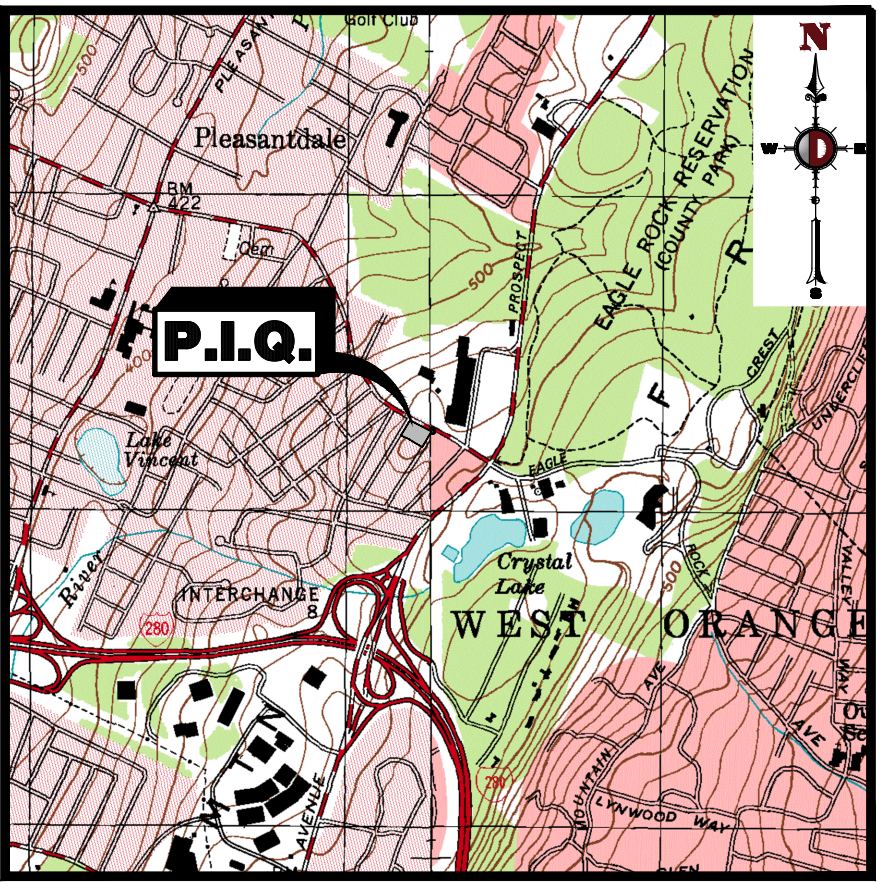
PRELIMINARY AND FINAL SITE PLAN
FOR
MPB REALTY, LLC
PROPOSED POPEYES RESTAURANT & IHOP RESTAURANT
BLOCK 153, LOT 38; TAX MAP SHEET #84 - LATEST REV. DATED 08-01-2011
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
WEST ORANGE PLAZA, P.O. BOX 326 PLAINFIELD, NJ 07061	152.01	1445	ST. 469 EAGLE ROCK AVE. LLC 788 MORRIS TPKE SHORT HILLS, NJ 07078	153.14	33
MAYFAIR FARMS HOLDING CORP. 481 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY 07052	152.01	1445.01	NEISHA, ASSIF & GOPIEL, MICHELLE 478 EAGLE ROCK AVE. WEST ORANGE, NJ 07052	153.15	1
ISMAL, HUSSEIN 6 ROSNEY TERR. WEST ORANGE, NJ 07052	153	1	CASTE, PAUL & ANN MARIE 482 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY 07052	153.15	2
THOMAS, SHIBU 8 ROSNEY TERR. WEST ORANGE, NJ 07052	153	2	SIMEUS, BOLLY & GLENNA 4 BLACKBURNE TERRACE WEST ORANGE, NJ 07052	153.15	3
BISE, JEAN-LUC & BANK, MARGARET 10 ROSNEY TERR. WEST ORANGE, NJ 07052	153	3	MESHA, KYRILLOS & MOUSA, RANDA 6 BLACKBURNE TERRACE WEST ORANGE, NJ 07052	153.15	4
ALTUNKAYA, EMRAH & FIGEN 15 FUNDUS ROAD WEST ORANGE, NJ 07052	153	32	HAYES, PATRICK & DENISE GOOD-- 8 BLACKBURNE TERR. WEST ORANGE, NJ 07052	153.15	5
PRINCE, CHRISTINA M 11 FUNDUS ROAD WEST ORANGE, NJ 07052	153	34	ONIL, AKANNI R. & MERCY N. 10 BLACKBURNE TERR. WEST ORANGE, NJ 07052	153.15	6
WRIGHT, BARRY N. & HELEN 9 FUNDUS RD WEST ORANGE, NJ 07052	153	35	KARLSEN, ALEXANDER & KERYN RYAN 12 BLACKBURNE TERRACE WEST ORANGE, NJ 07052	153.15	7
ZG REAL ESTATE LLC 235 MAIN ST., #256 MADISON, NJ 07940	153	38	ALSO TO BE NOTICED: PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, 16B NEWARK, NJ 07102		
CATALANO, GAETANO 9 WOODHULL AVENUE WEST ORANGE, NJ 07052	153.14	4	NEW JERSEY AMERICAN WATER COMPANY 167 JOHN F. KENNEDY PARKWAY SHORT HILLS, NJ 07078		
DAZ, BERTHA 11 WOODHULL AVE WEST ORANGE, NJ 07052	153.14	5	COMCAST CABLEVISION 800 RAHWAY AVENUE UNION, NJ 07083		
ABDELJAZZ, HOSSAM & AHMED, JHAN 13 WOODHULL AVENUE WEST ORANGE, NJ 07052	153.14	6	VERIZON 1 VERIZON WAY BASKING RIDGE, NEW JERSEY 07920-1025		
WHITE, MARCUS & SANDRA L. 16 FUNDUS ROAD WEST ORANGE, NJ 07052	153.14	28	TOWNSHIP OF WEST ORANGE MUNICIPAL BUILDING 66 MAIN STREET WEST ORANGE, NJ 07052		
LORENZANA, ROSEMARIE & ANGELO 14 FUNDUS ROAD WEST ORANGE, NEW JERSEY 07052	153.14	29			



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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

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TITLE:COVER SHEET

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

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

DATE:06/07/2024
SCALE:(H) AS SHOWN
SHEET No:1
OF 21

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

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

811
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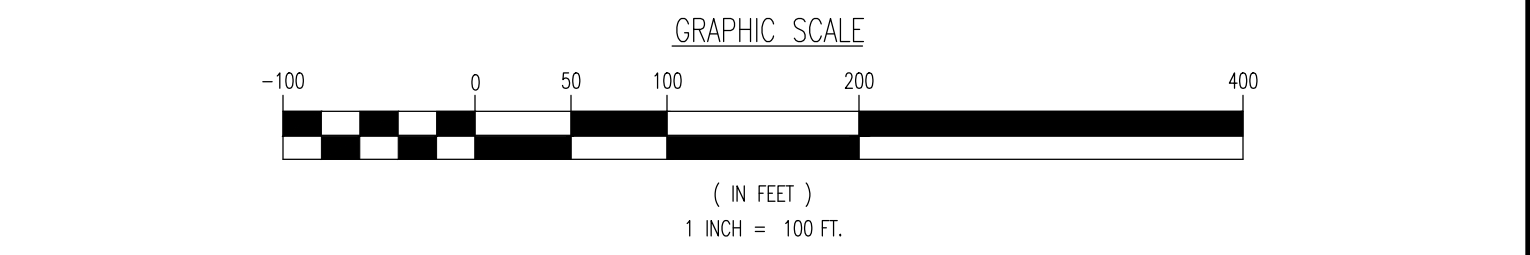
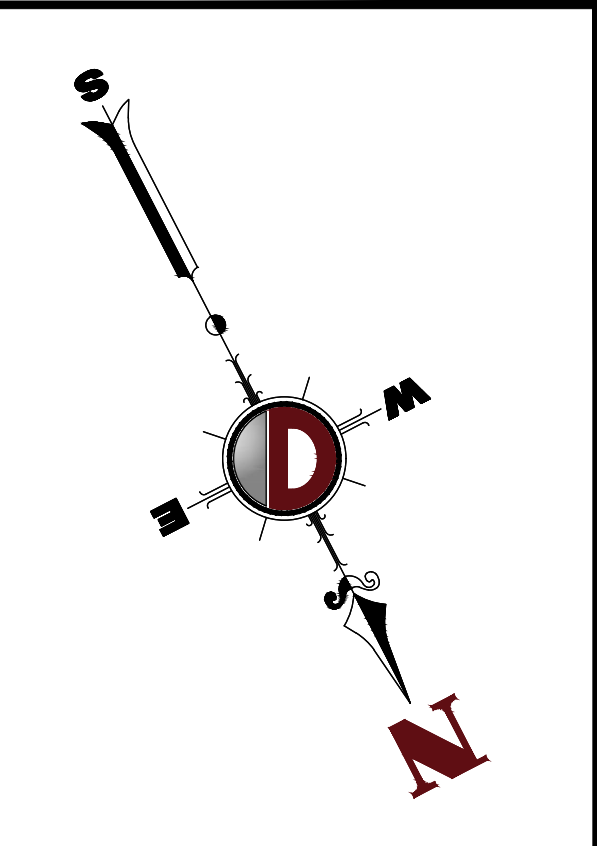
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ZONING BOARD OF
ADJUSTMENT APPROVAL

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.DYNAMICCEC.COM

Plotted: 06/12/24 - 4:44 PM, By: krazimir, Product Ver: 24.3a (LMS Tech)
File: \\decpc.local\decfolders\Data\DEGPC PROJECTS\1021 Parish Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SM4.dwg, ----> 02 AERIAL MAP



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

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

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1934 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiceng.com

TITLE: AERIAL MAP	
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP 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: 06/07/2024 DRAWN BY: NSR DESIGNED BY: DG/MMW CHECKED BY: MJB CHECKED BY: -
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES BEFORE ANY EXCAVATION OR OTHER DISTURBANCE PREPARING TO DIG THE SITE'S FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	
SHEET No: 2 OF 21 Rev. # 0	

Plotted: 06/12/24 - 4:44 PM, By: krazimr, Product Ver: 24.3a (LMS Tech) File: \\sccc.local\c\efolders\Data\DEPC PROJECTS\1021 Potlik Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SNO.dwg, ----> 03 GENERAL NOTES

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)
RESTAURANT (PERMITTED USE) (§ 25-7.1)

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

ZONE REQUIREMENT	ZONE B-2 REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	45,713 SF (1.05 AC)	45,713 SF (1.05 AC)
MINIMUM LOT WIDTH	N/S	248.5 FT	248.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	49.0 FT	55.6 FT
MINIMUM SIDE FRONT YARD SETBACK (CORNER LOTS)	25 FT	75.7 FT	75.0 FT
MINIMUM REAR YARD SETBACK	30 FT	46.6 FT	46.6 FT
MINIMUM SIDE YARD SETBACK	10 FT	89.3 FT	89.3 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	23.3 FT
MAXIMUM IMPERVIOUS COVERAGE	40%	12.9% (5,888 SF)	13.5% (6,188 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	80.8% (36,974 SF) (E)	76.3% (34,897 SF) (V)

(N/S): NO STANDARD (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 (§25-24.2a.201)
- 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)
 - NO PART OF ANY BUILDING OR STRUCTURE USED AS A FAST FOOD RESTAURANT NOR ANY DRIVEWAY ENTRANCE OR EXIT TO OR FROM THE SAME SHALL BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF ANY LINE OF ANY LOT UPON WHICH IS LOCATED ANOTHER FAST FOOD RESTAURANT. (EXISTING FAST FOOD RESTAURANTS WITHIN 500 FT OF PROPOSED POPEYE'S)
 - 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)
 - 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)
 - 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, 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)
 - 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)
 - 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 132 FT FROM STREET INTERSECTION)
 - 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)
 - ALL FAST FOOD RESTAURANTS SHALL PROVIDE PARKING IN ACCORDANCE WITH § 25-12.2b. (COMPLIES)
 - 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

- 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. (§25-12.1a) (COMPLIES)
- 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. (§25-12.1b) (VARIANCE - CONCRETE CURB DIRECTLY ADJACENT TO BUILDING AT DRIVE-THRU WINDOW)
- ALL PARKING AREAS SHALL BE SO DESIGNED THAT VEHICLES ARE NOT COMPELLED TO BACK DIRECTLY ONTO A PUBLIC RIGHT-OF-WAY. (§25-12.1f) (COMPLIES)
- 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-STREET 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)
- 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)
- THE PARKING REQUIREMENT FOR A BUILDING OR DEVELOPMENT WITH A MIX OF NONRESIDENTIAL USES SHALL BE THE MAXIMUM 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)
- STANDARD SIZE PARKING SPACES SHALL HAVE MINIMUM DIMENSIONS OF NINE (9) FEET BY FIFTEEN (15) 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)
- 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
(664 SF)*(1 PARKING SPACE/45 SF)
OR
(18 SEATS)*(1 PARKING SPACE/ 3 SEATS) = 6 SPACES

PROPOSED IHOP RESTAURANT
(1,506 SF)*(1 PARKING SPACE/45 SF)
OR
(88 SEATS)*(1 PARKING SPACE/ 3 SEATS) = 30 SPACES

THEREFORE: REQUIREMENT = 49 SPACES
PROPOSED = 50 SPACES

MINIMUM ELECTRIC VEHICLE CHARGING STATION (EVCSE) REQUIREMENTS BY USE PER P.L. 2021, C. 171 (BILL 3223):

NON-RESIDENTIAL (0 - 50 PROPOSED SPACES, EXCLUDING RETAIL WITH < 25 SPACES) = 1 EVCSE SPACE REQUIRED
TOTAL MINIMUM EVCSE SPACES REQUIRED = 1 EVCSE SPACE REQUIRED
= 1 EVCSE SPACES PROPOSED (COMPLIES)
EVCSE PARKING CREDIT* = LESSER OF EVCSE SPACES OR MAX CREDIT (49 ORD. REQ. SPACES X 10% = 4 SPACES) = 1 SPACE

PROPOSED PARKING SUMMARY:
NET REQUIRED PARKING INCLUDING EVCSE CREDIT* = 48 SPACES

PROPOSED SPACES = 50 SPACES (COMPLIES)
(INCLUDES 2 ADA SPACES) (INCLUDES 1 EVCSE SPACE)

10. DRIVEWAY REQUIREMENTS

- FOR TWO-WAY TRAFFIC WITH NINETY (90) DEGREE PARKING DRIVE AISLES SHALL BE TWENTY-FOUR (24) FEET WIDE (§ 25-12.1HS) (COMPLIES)
- 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. (§ 25-12.1HS) (COMPLIES)
- ANY ENTRANCE OR EXIT FROM SUCH PARKING AREA SHALL BE AT LEAST FIFTY (50) FEET FROM ANY RESIDENTIAL DISTRICT. (§ 25-12.1i) (COMPLIES)
- 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)
- 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)
- 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

- 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)
- NO ACCESSORY USES SHALL BE LOCATED WITHIN ANY MINIMUM REQUIRED FRONT YARD OR SIDE YARD. (§ 25-8.1a) (VARIANCE - PROPOSED PARKING IS WITHIN REQUIRED FRONT YARD)
- IF ANY SUCH ACCESSORY USE IS LOCATED IN B, L, 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 TEN (10) FEET. (§ 25-8.1b) (COMPLIES)
- NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN FIFTEEN (15) FEET OF ANY PRINCIPAL BUILDING, EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER. (§ 25-8.1c) (COMPLIES)
- 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)
- 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 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:
 - DRIVE-UP WINDOW STACKING LINES 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 LINE. (§ 25-11.14a) (COMPLIES)
 - STACKING LINES SHALL HAVE SUFFICIENT LENGTH FOR A MINIMUM OF SIX (6) VEHICLES IN TOTAL FOR RESTAURANTS AND FAST FOOD RESTAURANTS AND THREE (3) VEHICLES FOR BANKS AND RETAIL USES. EACH LANE SHALL HAVE A MINIMUM WIDTH OF NINE (9) FEET. (§ 25-11.14b) (COMPLIES)

GENERAL NOTES (CONT.)

- 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)
- 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) (NOT APPLICABLE)
- 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)
- THE DRIVE-UP WINDOW LANE SHALL NOT BE USED AS AN EXIT DRIVEWAY FROM THE PROPERTY. (§ 25-11.14f) (COMPLIES)
- 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)
- 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)
- NO DRIVE-UP WINDOWS SHALL BE PERMITTED IN A REQUIRED YARD SETBACK. (§ 25-11.14i) (COMPLIES)

13. WALL AND FENCE REQUIREMENTS

- 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)
- 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)
- IN ALL DISTRICTS THE FINISHED SIDE OF THE FENCE MUST FACE AWAY FROM THE APPLICANT'S PROPERTY. (§25-8.4.e) (COMPLIES)
- THE USE OF BARBED AND/OR RAZOR WIRE IS PROHIBITED IN ALL DISTRICTS. (§25-8.4.f) (COMPLIES)
- ELECTRICAL WIRE FENCE IS PROHIBITED IN ALL DISTRICTS. (§25-8.4.g) (COMPLIES)

14. BUFFER REQUIREMENTS

- 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) (COMPLIES)
- ALONG ANY SIDE OR REAR PROPERTY LINE WHICH IS ALSO THE BOUNDARY LINE BETWEEN A NONRESIDENTIAL DISTRICT AND RESIDENTIAL DISTRICT OR IS CONTIGUOUS TO A RESIDENTIAL USE IN A RESIDENTIAL ZONE, A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDING FROM SUCH ADJUTING RESIDENTIAL DISTRICT OR USE IN A RESIDENTIAL ZONE. THE REQUIRED BUFFER WIDTH SHALL BE FIFTY (50) FEET IN ALL NONRESIDENTIAL ZONES. THE REQUIREMENT SHALL BE REDUCED FOR LOTS THAT ARE LESS THAN FORTY THOUSAND (40,000) SQUARE FEET IN AREA AND/OR LESS THAN THREE HUNDRED (300) FEET IN WIDTH. ON SUCH SMALLER LOTS, THE REQUIRED BUFFER WIDTH SHALL BE TEN (10) PERCENT OF LOT WIDTH OR DEPTH, BUT NOT LESS THAN TWENTY (20) FEET. (§25-11.3.a) (VARIANCE - RESIDENTIAL BUFFER IS 88 FT)

- 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.
- 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.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 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.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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 MODIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- 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.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMONWEALTH LIABILITY INSURANCE (COLL). ALL CONTRACTORS MUST HAVE THEIR COL 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.
- 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.
- 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 OMISSIONS 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.
- 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 NONBIDDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- 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.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREOF AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- 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.
- 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.
- CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
- 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 NOTIFIED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED DRIVE AND ACCESSIBLE ROUTE MUST COMPLY WITH ADA 505.2-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO OBTAIN OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

SIGNAGE TABLE

SIGN	REQUIREMENTS	PROPOSED
FREESTANDING	NUMBER OF SIGNS:	ONE (1)
	MAXIMUM SIGN AREA:	48 SF
	MINIMUM SIGN HEIGHT:	50 SF
	MINIMUM SIGN HEIGHT:	8 FT
	MINIMUM SIGN HEIGHT:	16 FT
BUILDING MOUNTED	MINIMUM SIGN WIDTH:	6 FT
	MINIMUM SIGN FRONT SETBACK:	10 FT
	NUMBER OF FACADE SIGNS:	ONE (1)
	MAXIMUM FACADE SIGN AREA:	15% OF FRONT WALL AREA OR 120 SF, WHICHEVER IS LESS (120 SF)
	MAXIMUM SIGN PROJECTION:	12 IN

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

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DYNAMIC ENGINEERING
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Newtown, Pennsylvania 1: 267.685.0276 | Philadelphia, Pennsylvania 1: 215.253.4888 | Baltimore, Pennsylvania 1: 410.598.4400

TITLE:

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

JOB NO: 1021-99-025

DATE: 06/07/2024

DRAWN BY: PSD

DESIGNED BY: DG/MW

CHECKED BY: MJB

CHECKED BY: -

SCALE: (H) AS NOTED

SHEET No:

3

OF 21

MATTHEW J. BERSCH

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

ROBERT P. FREUD

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

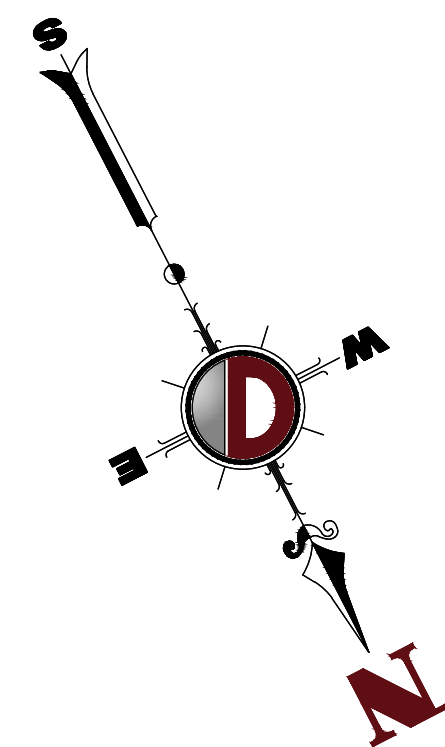


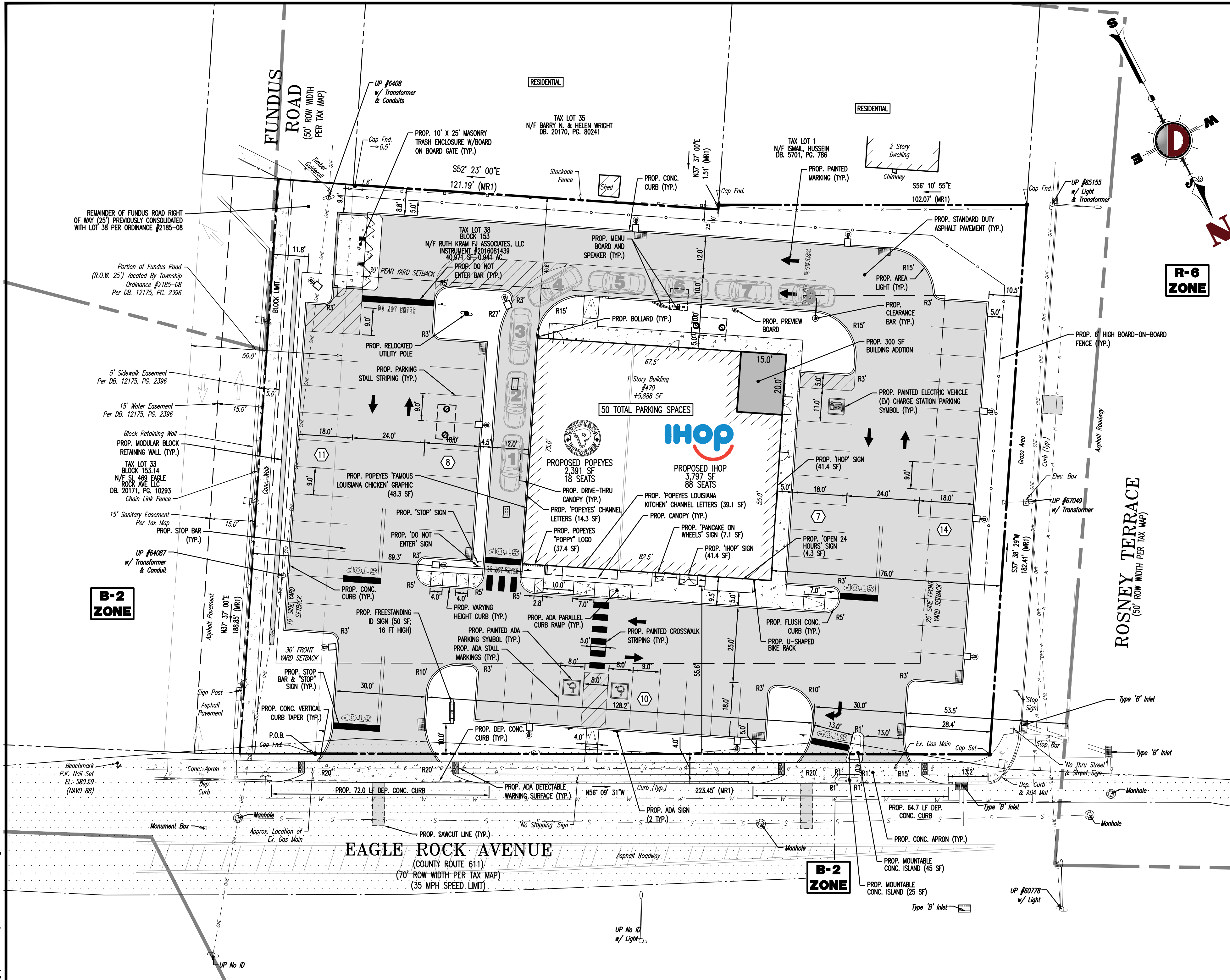
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Rev. #

0





GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY AND TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
1504 MAIN STREET
LAKE COMO, NJ 07719
SURVEYOR FILE NO: 1021-99-0255
DATED 05/13/2021
- APPLICANT/OWNER: MPB REALTY, LLC
301 ROUTE 17 NORTH, SUITE 802
ROTHERSFORD, NEW JERSEY 07070
- PARCEL DATA:
BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ
- ZONE: GENERAL BUSINESS ZONE (B-2 ZONE)
- EXISTING USE: RESTAURANT (PERMITTED USE) (§ 25-7.1)
- PROPOSED USE: FAST FOOD RESTAURANT (CONDITIONAL USE) (§ 25-7.1) (VARIANCE)
RESTAURANT (PERMITTED USE) (§ 25-7.1)
- SCHEDULE OF ZONING REQUIREMENTS (§ 25-ATTACHMENT 3)

ZONE REQUIREMENT	ZONE B-2 REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	45,713 SF (1.05 AC)	45,713 SF (1.05 AC)
MINIMUM LOT WIDTH	N/A	248.5 FT	248.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	49.0 FT	55.6 FT
MINIMUM SIDE FRONT YARD SETBACK (CORNER LOTS)	25 FT	75.7 FT	76.0 FT
MINIMUM REAR YARD SETBACK	30 FT	46.6 FT	46.6 FT
MINIMUM SIDE YARD SETBACK	10 FT	89.3 FT	89.3 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	23.3 FT
MAXIMUM BUILDING COVERAGE	40%	12.9% (5,888 SF)	13.5% (6,188 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	80.8% (36,974 SF) (E)	76.3% (34,897 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

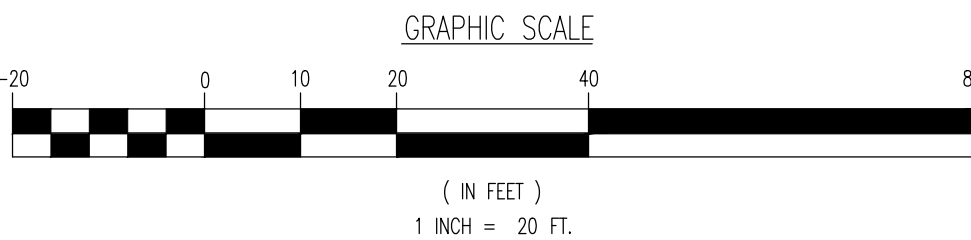
SIGN	REQUIREMENTS	ONE (1)	PROPOSED
FREESTANDING	NUMBER OF SIGNS:	ONE (1)	ONE (1)
	MAXIMUM SIGN AREA:	50 SF	48 SF
	MINIMUM SIGN HEIGHT:	8 FT	16 FT
	MAXIMUM SIGN HEIGHT:	16 FT	16 FT
	MAXIMUM SIGN WIDTH:	6 FT	6 FT
BUILDING MOUNTED	MINIMUM SIGN FRONT SETBACK:	10 FT	10 FT
	NUMBER OF FACADE SIGNS:	ONE (1)	EIGHT (8) (V)
			NORTH: 'POPEYES LOUISIANA KITCHEN' CHANNEL LETTERS 38.1 SF
			'POPPY LOOD' 37.4 SF
			'IHOP' SIGN 41.4 SF
	MAXIMUM FACADE SIGN AREA:	15% OF FRONT WALL AREA OR 120 SF, WHICHEVER IS LESS (120 SF)	'PANCAKE ON WHEELS' SIGN 7.1 SF
			'OPEN 24 HOURS' SIGN 4.3 SF
			EAST: 'POPEYES' CHANNEL LETTERS 14.3 SF
			'FAMOUS LOUISIANA CHICKEN' GRAPHIC 48.3 SF
			WEST: 'IHOP' SIGN 41.4 SF
	MAXIMUM SIGN PROJECTION:	12 IN	TOTAL: 233.3 SF (V)
			7 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

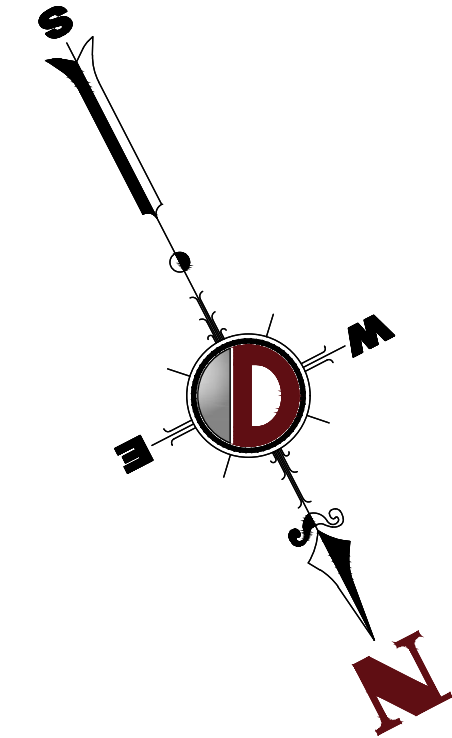
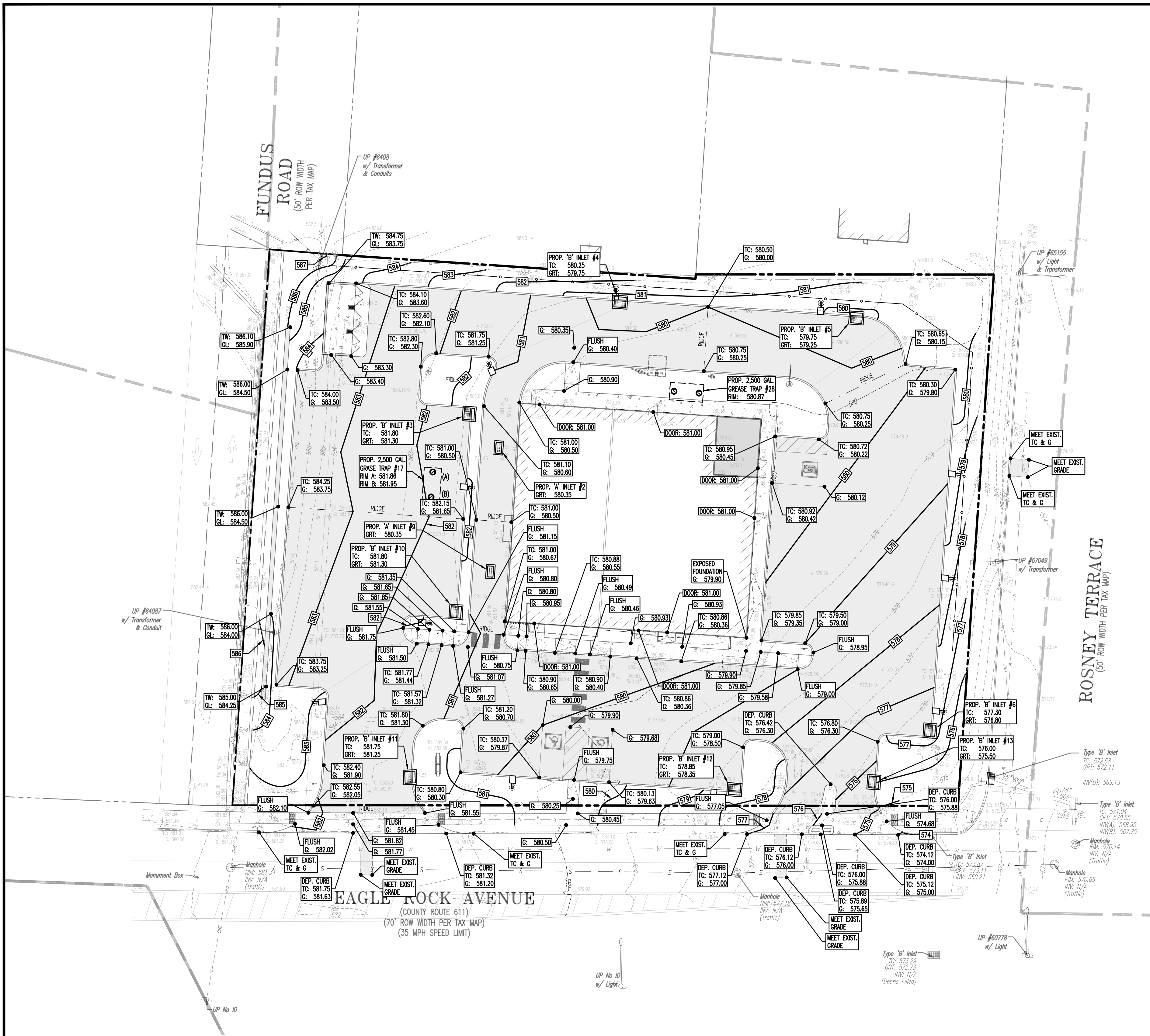
SEE SHEET 3 OF 21 FOR SITE PLAN NOTES



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TITLE: SITE PLAN		
PROJECT: MPB REALTY, LLC PROPOSED POPEYES & IHOP 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: 06/07/2024 DRAWN BY: PSD SCALE: (H) 1"=20' (V) DESIGNED BY: DG/MWW SHEET No: 5 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 UNDERGROUND UTILITIES BEFORE ANY PREPARING TO EXCAVATE THE EARTH'S SURFACE. CALL 811 OR VISIT FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM		

Plotted: 06/12/24 - 4:45 PM, By: Krazimir, Product Ver: 24.3a (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange Dwg\Site\Plan\102199025SNG.dwg, ---> 06 GRADING PLAN



GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING FOOT AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL SLAB OUTLETS, CURBS AND 1.0% ON ALL CONCRETE SURFACES; AND 1-1.25% MIN. ON ASPHALT. TO PREVENT PONDING, ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% OUTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD 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).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-979-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ADA NOTES

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

SIDEWALKS/ ACCESSIBLE ROUTES

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

CURB RAMP

- SLOPE: 1:12 (8.33%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PIDS CROSS RAMP)
- BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)

ACCESSIBILITY PARKING STALLS

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

CROSSWALKS

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

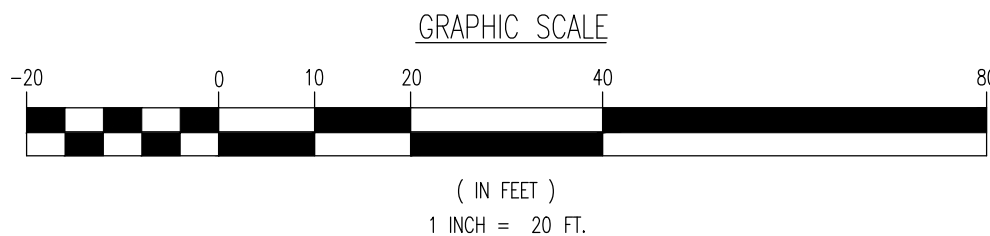
RAMPS

- SLOPE: 1:12 (8.33%) 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

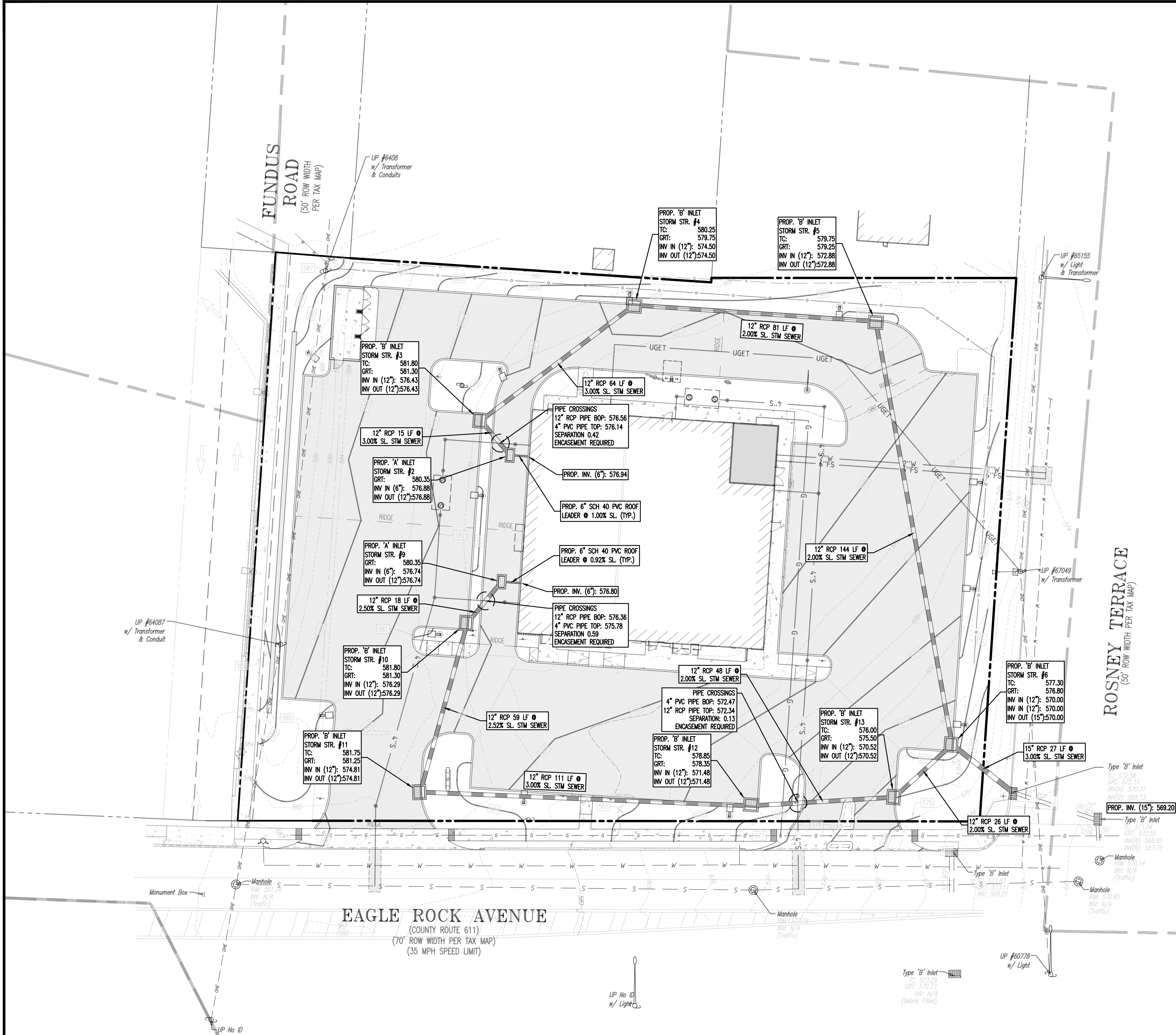
GRADING		UTILITY	
	EXIST. GUY WIRE		EXIST. CABLE LINE
	EXIST. LIGHT POLE		EXIST. ELECTRIC LINE
	EXIST. BUILDING LIGHT		EXIST. FIBER OPTIC LINE
	EXIST. SHOE BOX LIGHT		EXIST. GAS LINE
	EXIST. COBRA LIGHT POLE		EXIST. GAS LINE WITH OVERHEAD WIRES
	EXIST. TRAFFIC SIGNAL POLE		EXIST. TELEPHONE LINE
	EXIST. MANHOLE		EXIST. WATER LINE
	EXIST. "A" INLET		EXIST. WATER LINE WITH VALVE
	EXIST. "B" INLET		EXIST. WATER SHUT OFF VALVE
	EXIST. "E" INLET		EXIST. WATER ELECTRIC BOX
	EXIST. YARD INLET		EXIST. WATER CABLE TV BOX
	EXIST. FLARED END SECTION		EXIST. WATER HEADWALL
	EXIST. HEADWALL		EXIST. UTILITY POLE
	EXIST. UTILITY POLE		EXIST. WATER VALVE
	EXIST. WATER VALVE		EXIST. GAS VALVE
	EXIST. STORM CLEANOUT		EXIST. SANITARY CLEANOUT
	EXIST. AREA LIGHT		EXIST. OUTLET CONTROL STRUCTURE
	EXIST. DRAINAGE MANHOLE		EXIST. SANITARY SEWER MANHOLE
	EXIST. ELECTRIC BOX		EXIST. "A" INLET
	EXIST. CLEAN OUT		EXIST. "B" INLET
	EXIST. WELL		EXIST. "E" INLET
	EXIST. WATER SHUT OFF VALVE		EXIST. YARD INLET
	EXIST. TELEPHONE BOX		EXIST. FLARED END SECTION
	EXIST. CABLE TV BOX		EXIST. HEADWALL
	EXIST. HEADWALL		EXIST. UTILITY POLE



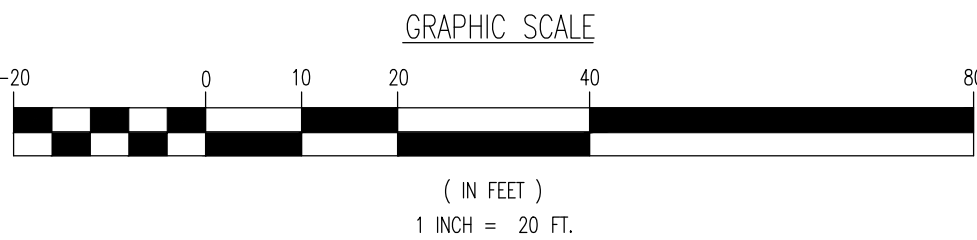
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TITLE: GRADING PLAN	
PROJECT: MPB REALTY, LLC PROPOSED POPEY'S & IHOP RESTAURANT	JOB No: 1021-99-025
DATE: 06/07/2024	DRAWN BY: PSD
DESIGNED BY: DG/MWW	SCALE: (H) 1"=20' (V)
CHECKED BY: MJB	SHEET No: 6
CHECKED BY: -	OF 21
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	

MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
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GRADING/UTILITY GRAPHIC LEGEND			
	PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES
	EXIST. CABLE LINE		EXIST. ELECTRIC LINE
	PROP. CABLE LINE		PROP. CABLE LINE
	EXIST. ELECTRIC LINE		EXIST. FIBER OPTIC LINE
	PROP. ELECTRIC LINE		PROP. FIBER OPTIC LINE
	EXIST. GAS LINE		EXIST. OVERHEAD WIRES
	PROP. GAS LINE		PROP. OVERHEAD WIRES
	EXIST. TELEPHONE LINE		EXIST. WATER LINE
	PROP. TELEPHONE LINE		PROP. WATER LINE
	EXIST. WATER LINE		EXIST. SANITARY SEWER LINE
	PROP. WATER LINE		PROP. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE		EXIST. MINOR CONTOUR & ELEVATION
	PROP. STORM DRAIN LINE		EXIST. MAJOR CONTOUR & ELEVATION
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. FINISH GRADE CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION		PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. SPOT ELEVATIONS		EXIST. GUTTER ELEV.
	EXIST. TOP OF CURB ELEV.		EXIST. FINISH FLOOR ELEV.
	EXIST. TOP OF CURB ELEV.		EXIST. GARAGE FLOOR ELEV.
	EXIST. FINISH FLOOR ELEV.		PROP. GRADE SPOT ELEV.
	PROP. TOP OF CURB & FINISHED GRADE ELEV.		PROP. FINISHED FLOOR ELEV.
	PROP. FINISHED FLOOR ELEV.		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	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, (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	PROP. TOP OF EXTENDED CURB, (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB		



DRAINAGE NOTES

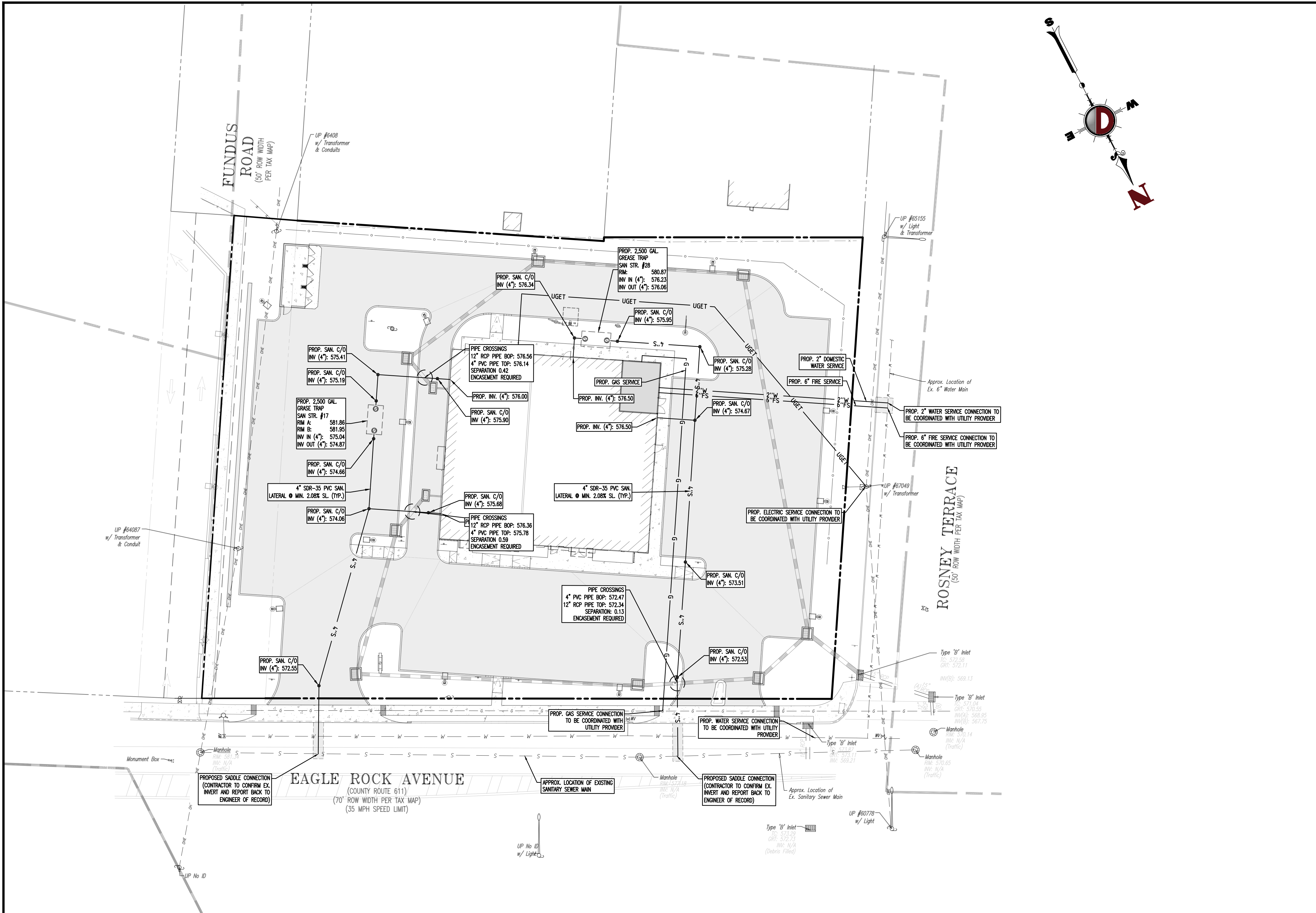
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
- ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION.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

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New York, New York 1-732-353-7200 | Philadelphia, Pennsylvania 1-732-353-7200 | San Francisco, California 1-732-353-7200

TITLE: DRAINAGE PLAN	
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT	JOB No: 1021-99-025
470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	DATE: 06/07/2024
DRAWN BY: PSD	SCALE: (H) 1"=20' (V)
DESIGNED BY: DG/MMW	SHEET No: 7
CHECKED BY: MJB	OF 21
CHECKED BY: -	Rev. # 0
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938



UTILITY NOTES

- 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.
- 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.
- 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.
- 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.
- ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
- THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
- 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.
- 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.
- WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
- 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.
- ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
- ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

EXISTING UTILITY NOTES

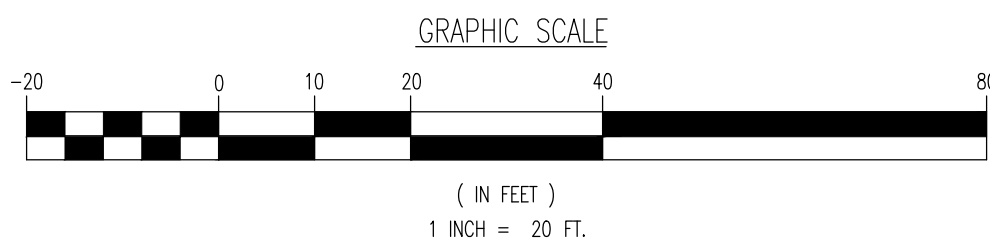
EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE, OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY 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

EXISTING UTILITIES		PROPOSED UTILITIES	
EXIST. GUY WIRE	---	PROP. WATER VALVE	---
EXIST. LIGHT POLE	---	PROP. GAS VALVE	---
EXIST. BUILDING LIGHT	---	PROP. STORM CLEANOUT	---
EXIST. SHOE BOX LIGHT	---	PROP. SANITARY CLEANOUT	---
EXIST. COBRA LIGHT POLE	---	PROP. AREA LIGHT	---
EXIST. TRAFFIC SIGNAL POLE	---	PROP. OUTLET CONTROL STRUCTURE	---
EXIST. MANHOLE	---	PROP. DRAINAGE MANHOLE	---
EXIST. "A" INLET	---	PROP. SANITARY SEWER MANHOLE	---
EXIST. "B" INLET	---	PROP. "A" INLET	---
EXIST. "E" INLET	---	PROP. "B" INLET	---
EXIST. YARD INLET	---	PROP. "E" INLET	---
EXIST. FLARED END SECTION	---	PROP. YARD INLET	---
EXIST. HEADWALL	---	PROP. FLARED END SECTION	---
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	---		



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TITLE: UTILITY PLAN			
PROJECT: MPB REALTY, LLC PROPOSED POPEY'S & IHOP RESTAURANT		JOB No: 1021-99-025	
DRAWN BY: PSD		DATE: 06/07/2024	
DESIGNED BY: DG/MW		SCALE: (H) 1"=20' (V)	
CHECKED BY: MJB		SHEET No: 8	
CHECKED BY: ---		OF 21	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	
ALL STATES REQUIRE REGISTRATION OF CONTRACTS, RECORDS, OR ANY OTHER PREPARING TO OBTAIN THE SERVICE SERVICE AGREEMENT, IN THE STATE FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM			

Plotted: 06/12/24 - 4:46 PM, By: krazimr, Product Ver: 24.3a (LMS Tech) File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1021 Parkin Network, LC99-025 West Orange Dwg\Site Plans\102199025SLO.dwg, ----> 09 LANDSCAPE PLAN

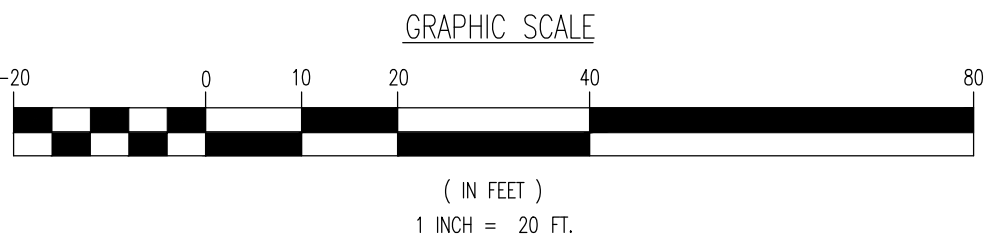
LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARAF**	3	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2 1/2-3" CAL.	B+B
LSR**	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL.	B+B
	6				
ORNAMENTAL TREE(S)					
ALS**	1	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	8-10'	B+B
EVERGREEN TREE(S)					
JVC**	19	JUNIPERUS VIRGINIANA 'CORCORCOR'	EMERALD SENTINEL RED CEDAR	6-8'	B+B
JVT**	13	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	5-6'	B+B
TC**	3	TSUGA CANADENSIS	CANADIAN HEMLOCK	6-7'	B+B
	35				
EVERGREEN SHRUB(S)					
IGGB	6	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	24-30"	#3 CAN
IGS	41	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#3 CAN
PLS	21	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SKIP CHERRY/LAUREL	30-36"	B+B
	68				
DECIDUOUS SHRUB(S)					
AMLSH	34	ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	'LOW SCAPE HEDGER' CHOKEBERRY	18-24"	#3 CAN
CAH	19	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	24-30"	#3 CAN
HQM	5	HYDRANGEA QUERCOFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	#3 CAN
IVF	54	ITEA VIRGINICA 'SMNIMV'	'FIZZY MIZZY' SWEETSPICE	18-24"	#3 CAN
SILP	12	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
VDGG	2	VIBURNUM DENTATUM VAR. DEAMI	GLITTERS & GLOWS ARROWWOOD VIBURNUM	30-36"	#5 CAN
	126				
GROUND COVER					
JHW	64	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON'S BLUE RUG JUNIPER	15-18" SPRD	#3 CAN
ORNAMENTAL GRASS(ES)					
CXA	91	CAREX APPALACHIA	APPALACHIAN SEDGE	2 GAL.	CONTAINER

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

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. (825-815) (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 FLOW 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. (825-11.3.c) (COMPLIES)
- C. ABOVEGROUND STORMWATER MANAGEMENT FACILITIES SHALL NOT BE PERMITTED IN THE BUFFER STRIPS. (825-11.3.d) (COMPLIES)
- D. ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJACENT OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED. (825-12.1.c) (COMPLIES)
- E. PRIOR TO CONSTRUCTION, SIGN 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. (825-27.3.c) (COMPLIES)
- F. LANDSCAPING AND/OR FENCING SHALL BE PROVIDED AROUND ANY OUTDOOR RECYCLING AREA AND SHALL BE DEVELOPED IN AN AESTHETICALLY PLEASING MANNER. (832-13.7) (COMPLIES)



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- 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.
- 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.
- 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.
- ALL PLANTS SHALL BE PLANTED IN MOUND OR ROPE CORD ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE 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.
- PLANTS SHALL NOT BE DAMAGED WITH MOWER OR ROPE CORD ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- 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-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- 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.
- 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 1/2 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.
- EACH TREE AND SHRUB SHALL BE PROVIDED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- 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 LINE OF ANY DAMAGED BRANCHES SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO INSTALL FENCES 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.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH. NO MULCH SHALL COME INTO CONTACT WITH THE ROOT FLARE.
- NEW PLANTING AREAS AND SOIL SHALL BE ASSIGNED TO ESTABLISH A GRASS COVER. THE ENTIRE LINE OF ANY DAMAGED BRANCHES SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO INSTALL FENCES 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.
- PRIOR TO THE ISSUANCE OF ANY OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING IN ADVANCE OF ANY PLANTING OPERATIONS. 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 BETULA VARIETIES CARPINUS VARIETIES CORNUS VARIETIES KOELERUTERA LIQUIDAMBAR STYRACIFLUA LIRIODENDRON TULIPIFERA PLATANUS ACEROLIA	POPULUS VARIETIES PRUNUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES SALIX WEEPING VARIETIES TILIA TOMENTOSA ZELKOVA VARIETIES
---	--

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 SOODING 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 SOIL STABILIZATION METHOD.

PLANTING SPECIFICATIONS

- 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.
- 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 SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 3%, 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 SHREDED HARDWOOD BARK MULCH.
E. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS
1. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS".
2. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE "ORG-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.
F. GENERAL WORK PROCEDURES
1. 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 SWEEP CLEAN AT THE END OF EACH DAY'S WORK.
2. 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.
3. 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. UNSETTLED IN PLANTING AREAS AND 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 SWEEP CLEAN AT THE END OF EACH DAY'S WORK.
4. 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.
5. 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.:
100 POUNDS AGRICULTURAL GYPSUM
20 POUNDS "ORG-POWER"
20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHP
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. MOIST 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. MOISTLY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
6. PLANTING
A. 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.
B. 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 TOPSOIL
1 PART COM MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAM "AGROFORM" PLANTING TABLETS AS FOLLOWS:
1 PART 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
1 PART 1 GAL. PLANT
3 TABLETS PER 5 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 3" BRANCHING HEIGHT.
7. 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. SPRING 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.
8. 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.
9. 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 OWNER'S REPRESENTATIVE.
10. 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 WEEDING, 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.
11. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

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Newtown, Pennsylvania 1: 267.685.0274 | Philadelphia, Pennsylvania 1: 215.253.4868 | Baltimore, Pennsylvania 1: 410.998.4400

TITLE:

LANDSCAPE PLAN

PROJECT: **MPB REALTY, LLC**
PROPOSED POFETE'S & IHOP RESTAURANT

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

JOB No: 1021-99-025

DATE: 06/07/2024

DRAWN BY: PSD

DESIGNED BY: DG/MW

CHECKED BY: MJB

CHECKED BY: -

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

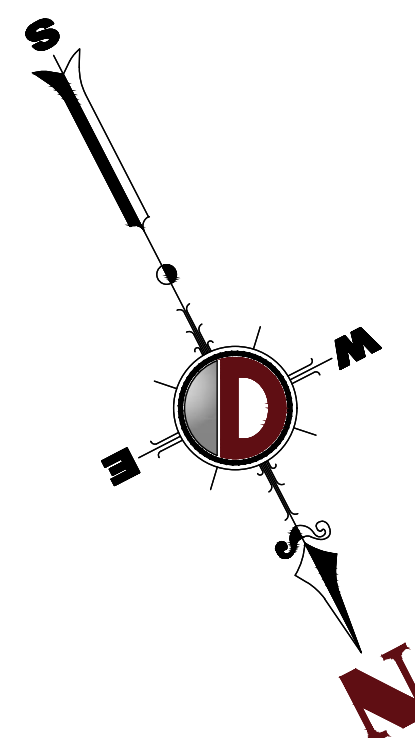
SHEET No:

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NEW JERSEY LICENSE No. 54522

ROBERT P. FREUD
PROFESSIONAL ENGINEER
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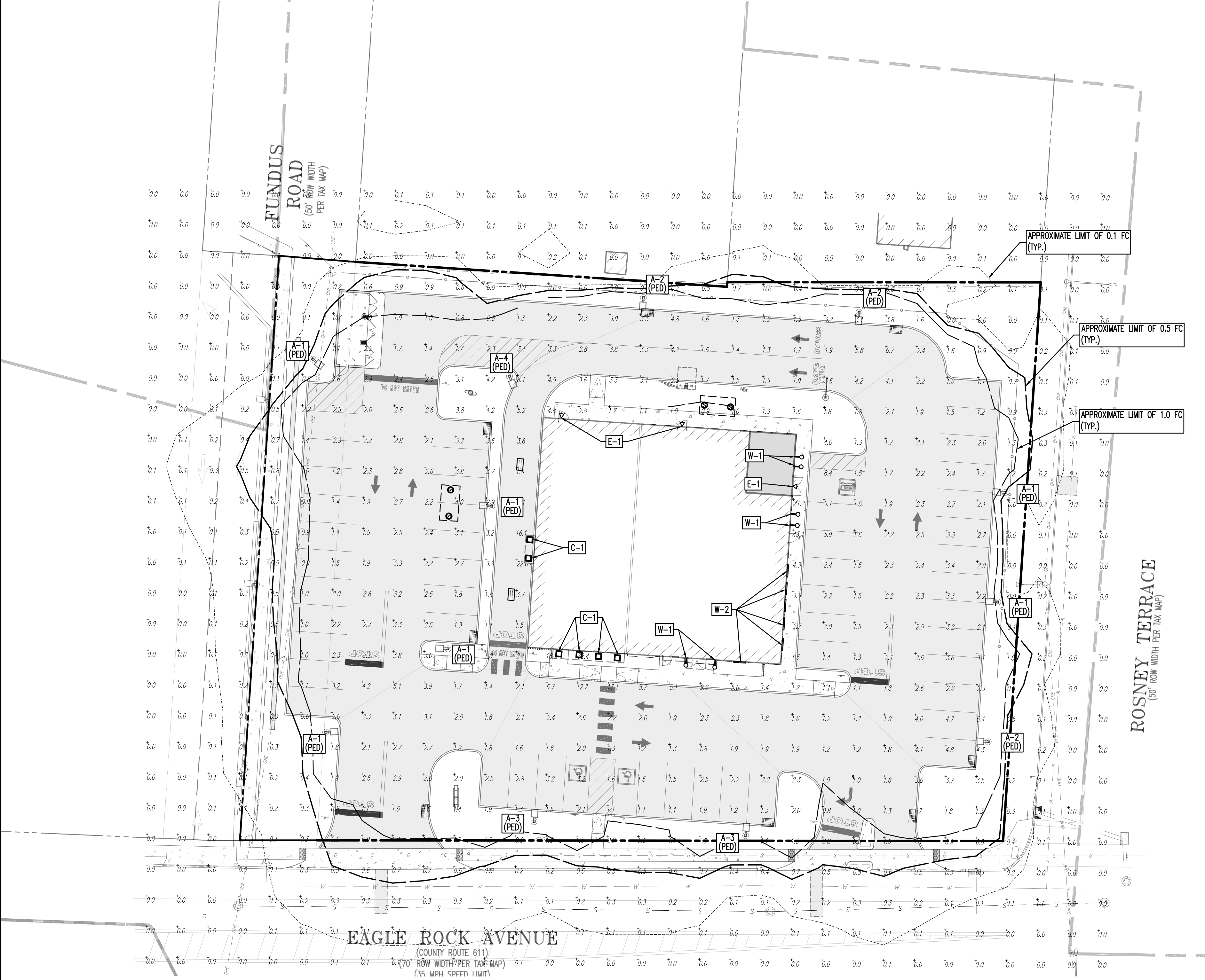


GENERAL NOTES

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

LIGHTING REQUIREMENTS

1. SITE LIGHTING SHALL BE DESIGNED TO PREVENT EXCESSIVE ILLUMINATION AND GLARE. (§25-141.4.2) (COMPLIES)
2. SITE LIGHTING SHALL BE DESIGNED TO PROVIDE PROPER ORIENTATION AND SHIELDING OF FIXTURES TO PREVENT UNIQUE ILLUMINATION OF ADJACENT PROPERTIES. (§25-141.4.3) (COMPLIES)
3. ALL LIGHTING FIXTURES SHALL BE DIRECTED DOWNWARD AND SHALL BE EQUIPPED WITH THE NECESSARY SHIELDING SO AS TO PREVENT THE DIRECT SOURCE OF LIGHT FROM BEING VISIBLE FROM ANY POINT BEYOND THE PROPERTY LINES OF THE PREMISES UPON WHICH THE LIGHTING STRUCTURE IS LOCATED. (§25-141.1.b) (COMPLIES)
4. LIGHT POLES SHALL NOT EXCEED A HEIGHT OF EIGHTEEN (18) FEET ABOVE NORMAL GRADE IN THE VICINITY OF THE LIGHT FIXTURE. NORMAL GRADE SHALL BE CONSIDERED TO BE THE NEWLY ESTABLISHED GRADE AFTER CONSTRUCTION, EXCLUSIVE OF ANY FILLING, BERMING, MOUNDING, EXCAVATING OR CURBING OR RETAINING WALL WHICH ALTERS THE GRADE AT THE BASE OF THE LIGHT FIXTURE FROM THE GRADE IN THE GENERAL VICINITY OF THE FIXTURE. (§25-141.4) (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 ADJUTING A PROPERTY USED BY OR ZONED FOR RESIDENTIAL USE. (§25-141.1.d) (COMPLIES)
6. ALL WIRING FOR LIGHT FIXTURES SHALL BE LAID UNDERGROUND, AND NOT STRUNG BETWEEN POLES OR BUILDINGS. (§25-141.1.f) (COMPLIES)
7. ALL AREAS OF THE SITE AS DEPICTED ON THE SITE PLAN SHALL BE IDENTIFIED AS TO THE MINIMUM LEVEL OF ILLUMINATION IN COMPLIANCE WITH SUBSECTION 25-14.3. THE FIXTURE SPACING, TYPE, MOUNTING HEIGHT, WATTAGE, AND PHOTOMETRIC PATTERN SHALL BE SHOWN AND CALCULATED FOR EACH TYPE OF FIXTURE USED. THE LIGHTING FOR OFF-STREET PARKING SHALL BE DESIGNED TO DIRECT LIGHT DOWNWARDS TOWARDS THE PARKING AREAS. (§25-14.2) (COMPLIES)
8. MINIMUM MAINTAINED LUX/FOOTCANDELS IN PEDESTRIAN WALKWAYS SHALL BE 10/0.9 LUX/FOOTCANDELS. (§25-14.3) (COMPLIES)
9. MINIMUM MAINTAINED LUX/FOOTCANDELS IN PARKING AREAS SHALL BE 20/2.0 LUX/FOOTCANDELS. (§25-14.3) (VARIANCE - PROPOSED MINIMUM ILLUMINATION IN PARKING AREA OF LESS THAN 2.0 FOOTCANDELS)
10. MINIMUM MAINTAINED LUX/FOOTCANDELS IN STREETS SHALL BE 13/1.2 LUX/FOOTCANDELS. (§25-14.3) (NOT APPLICABLE)
11. ANY RECYCLING AREA SHALL BE WELL LIT. (§32-13.4) (COMPLIES)



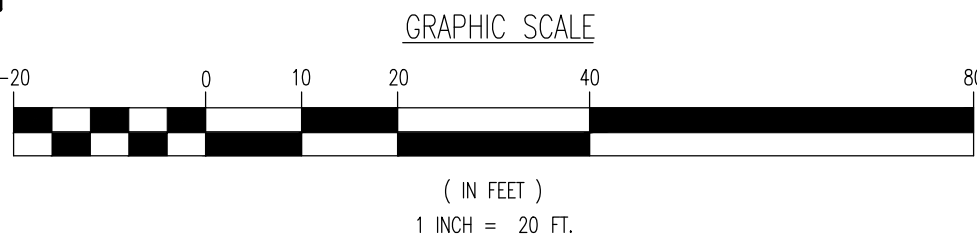
PROPOSED POPEYES TO BE OPEN 10:30 AM TO 11:00 PM SUNDAY TO THURSDAY AND 10:30 AM TO 11:30 PM FRIDAY AND SATURDAY. PROPOSED IHOP TO BE OPEN 24 HOURS A DAY, SEVEN DAYS A WEEK. PROPOSED BUILDING MOUNTED AND AREA LIGHTS TO BE ON A TIMER AND DIMMED DURING NON-OPERATIONAL HOURS.

SEE SHEET 12 OF 21 FOR LIGHTING DETAILS

STATISTICAL AREA SUMMARY						
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PAVEMENT	2.49	22.0	0.6	4.15	36.67	ILLUMINATION IN PAVEMENT AREAS

LIGHTING LUMINAIRE SCHEDULE							
SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION
	6	A-1	18 FT	SINGLE	1.000	GE LIGHTING SOLUTIONS	TYPE 4 AREA LIGHT - BLACK
	3	A-2	12 FT	SINGLE	1.000	GE LIGHTING SOLUTIONS	TYPE 4 AREA LIGHT - BLACK
	2	A-3	18 FT	SINGLE	1.000	GE LIGHTING SOLUTIONS	TYPE 4 AREA LIGHT - BLACK
	1	A-4	18 FT	SINGLE	1.000	GE LIGHTING SOLUTIONS	TYPE 4 AREA LIGHT - BLACK
	6	W-1	8 FT	SINGLE	1.000	LSI INDUSTRIES INC.	WALL LIGHT
	6	C-1	9 FT	SINGLE	1.000	INFLUX	CANOPY LIGHT
	6	W-2	15 FT	SINGLE	1.000	GM LIGHTING	CANOPY LIGHT
	3	E-1	8.5	SINGLE	1.000	BARRON LIGHTING GROUP	EMERGENCY LIGHT

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



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Newtown, Pennsylvania 1-267-685-0276 | Philadelphia, Pennsylvania 1-215-253-4888 | Southampton, Pennsylvania 1-610-598-4400

TITLE:
LIGHTING PLAN

PROJECT: **MPB REALTY, LLC**
PROPOSED POPEYE'S & IHOP 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: 06/07/2024
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CHECKED BY: MJB
CHECKED BY: -

SCALE: (H) 1"=20'
(V)
SHEET No: 10
OF 21

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

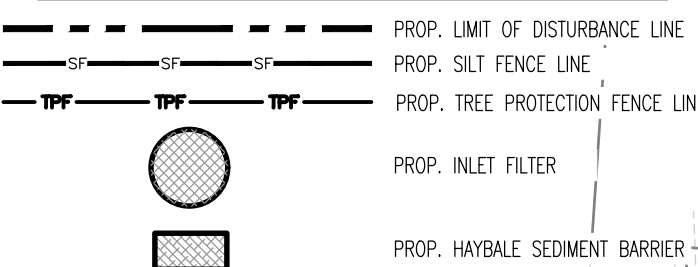
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

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SOIL COMPACTION EXEMPTION NOTE

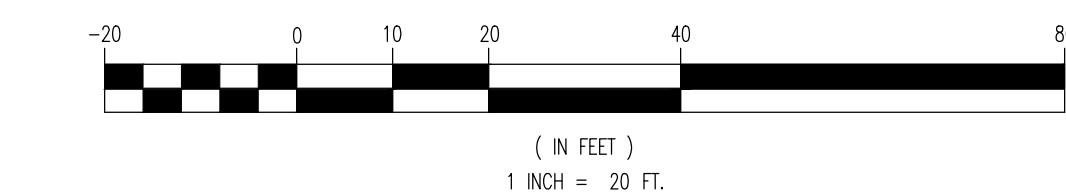
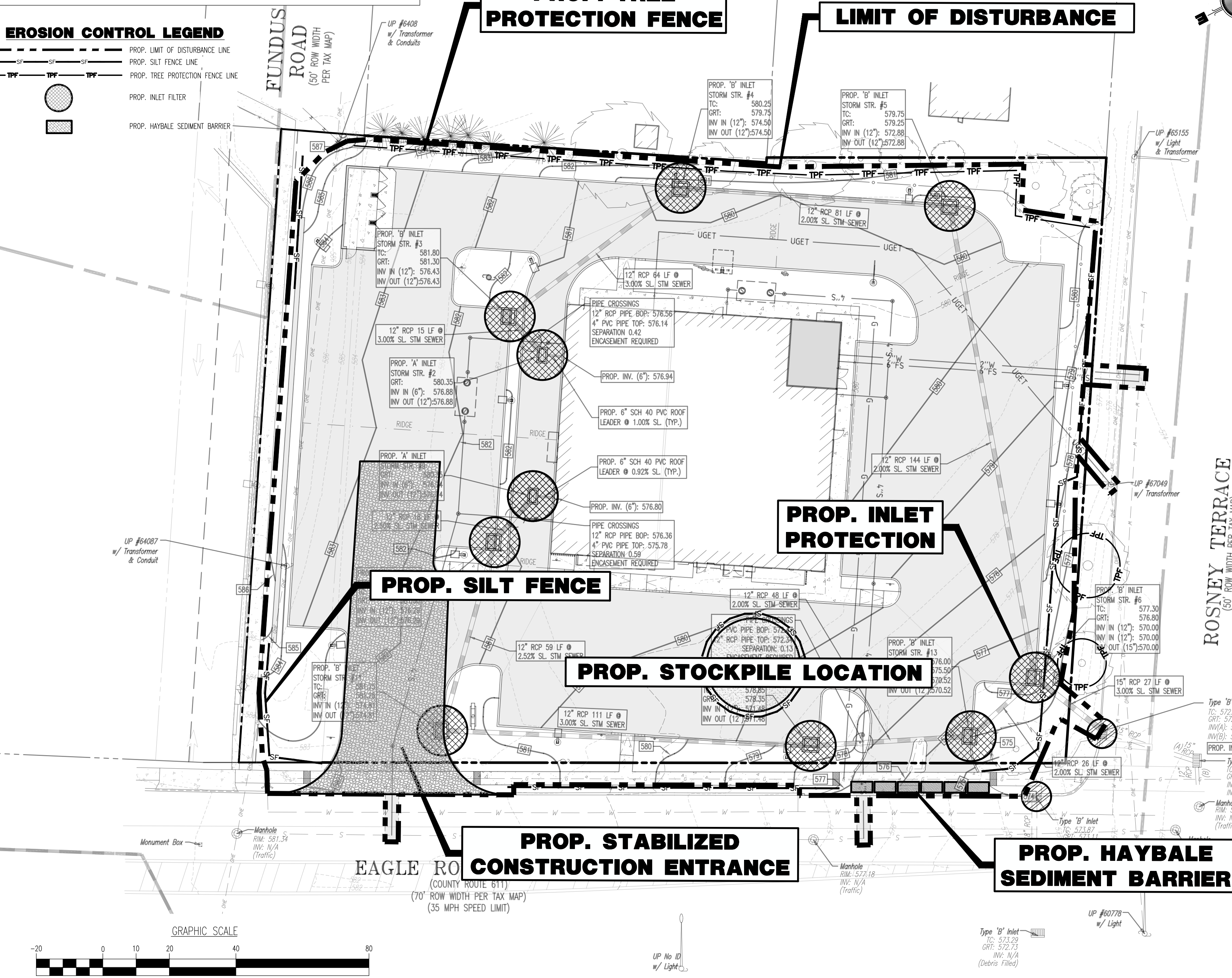
AS DELINEATED ON THE STATE PLAN POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1) WHICH IS CLASSIFIED AS AN URBAN REDEVELOPMENT AREA UNDER N.J.A.C. 7:8. PER THE SOIL MANAGEMENT AND PREPARATION REQUIREMENTS, PROJECTS WITHIN AN URBAN REDEVELOPMENT AREA DO NOT REQUIRE COMPACTION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

EROSION CONTROL LEGEND



PROP. TREE PROTECTION FENCE

LIMIT OF DISTURBANCE



LIMIT OF DISTURBANCE = 45,852 SF. (1.05 Ac.)

SEQUENCE OF CONSTRUCTION:

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

SOIL EROSION & SEDIMENT CONTROL NOTES:

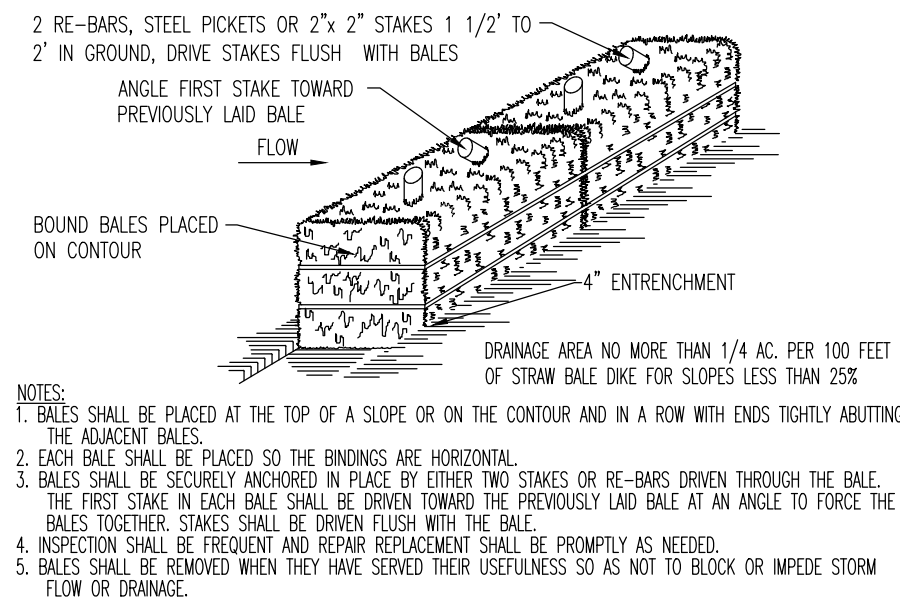
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE 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 MULCH 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 DOWN LIME/STONE; FERTILIZER – 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
 - SEEDS:
 - 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 GRASS 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 BERM 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 HAYBALE BARRIER OR TOWARD FENCE.
11. A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED WHEREVER A CRUSHED STONE VEHICLE WHEEL 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 SEAMLESS 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 DRIVEWAYS MUST BE STABILIZED WITH 1-1/2" 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 HAYBALE FILTER (SEE DETAIL).
16. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTLET 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 SEED OR SOODED 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
 - A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRASS STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SF.
 - 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
20. ALL UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
21. 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 SEEDING PREPARATION.
22. 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.)
23. 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.
24. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE SOIL EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
25. 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

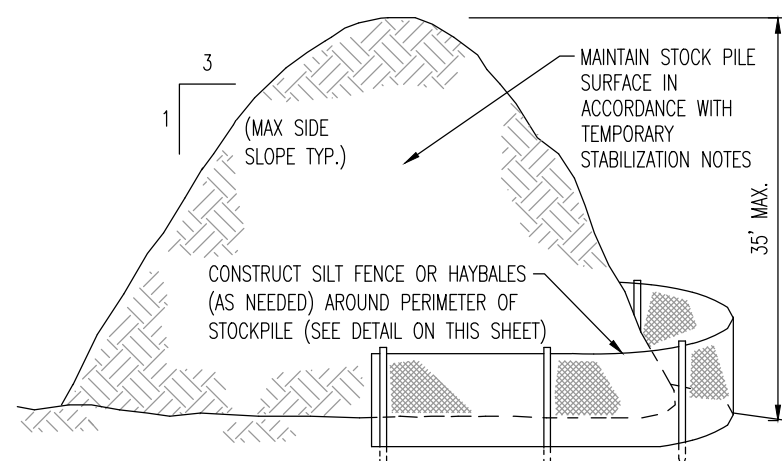
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, 7TH EDITION LAST REVISED JULY 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND 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 SEED 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 HEPSCOD: 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 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 GRASS STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDER, OR NETTING IT DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX – (862) 333-4567 OR EMAIL – INFORMATION@HEPSCOD.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 – LOCAL OR ANY OTHER CONTROLLING AGENCY, CONTACT THE DISTRICT AT 862-333-4567 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, SOODING OR PLANTING. A DEPTH OF 5.0 INCHES, TRENCHED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. THE 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



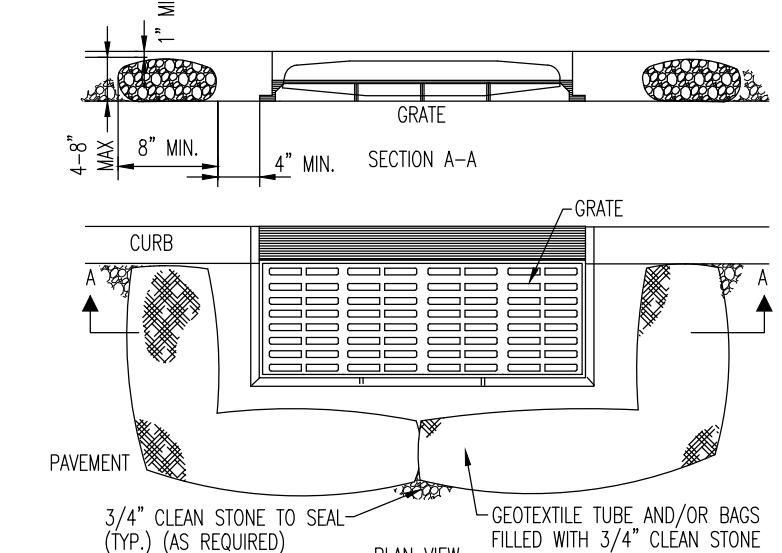
HAYBALE SEDIMENT BARRIER DETAIL

NOT TO SCALE



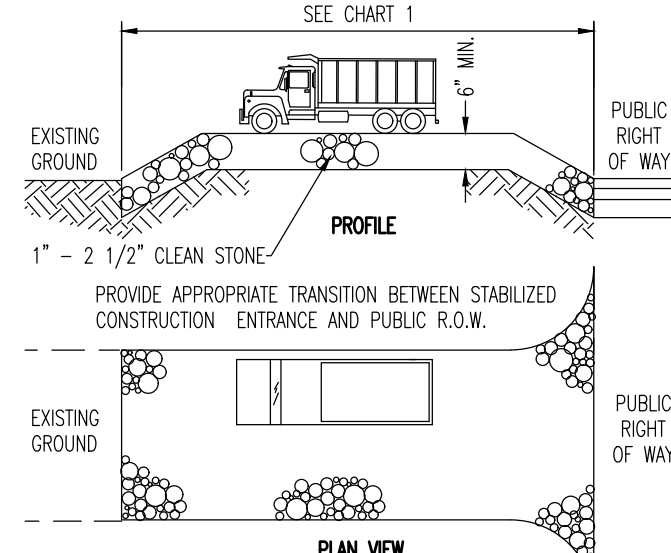
TEMPORARY STOCKPILE DETAIL

NOT TO SCALE



INLET FILTER DETAIL

NOT TO SCALE

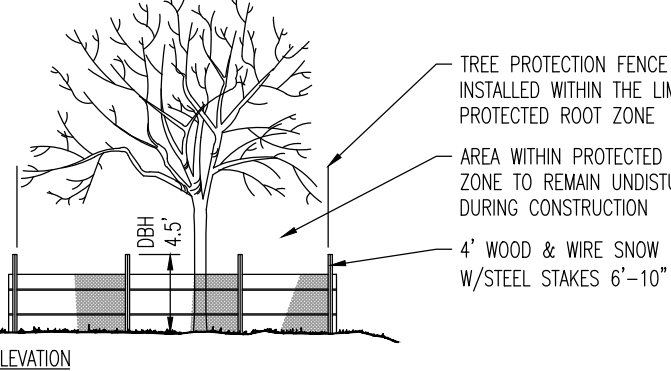
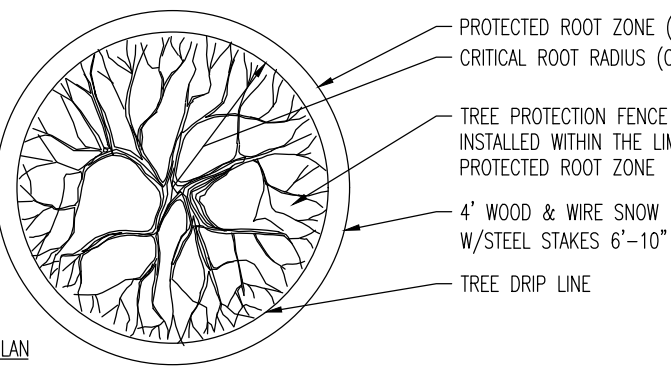


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0 TO 2%	COARSE GRAINED SOILS: 50 FT FINE GRAINED SOILS: 100 FT
2% TO 5%	100 FT
>5%	200 FT

ENTIRE ENTRANCE STABILIZED WITH TAB BASE COURSE (1)

STABILIZED CONSTRUCTION ENTRANCE

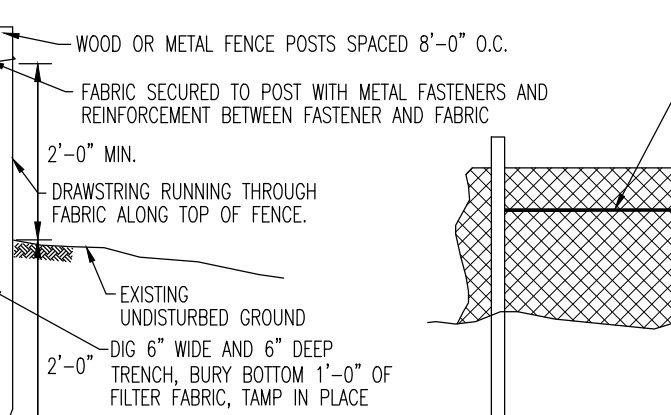
NOT TO SCALE



ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR) OF THE TREE. MEASURE THE DBH (DIAMETER OF TREE AT GREATEST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES. DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES. DBH x 1.8: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE



1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 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 NEW FENCE WITH 6 INCH OR SMALLER POSTS 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 STRONGER REINFORCEMENT MATERIALS (NAILS, WIRE, METAL STRIPS, METAL RINGS, 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

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NEWTON, PENNSYLVANIA: 1-267.685.0226 | PHILADELPHIA, PENNSYLVANIA: 1-215.253.4888 | BARTLETT, PENNSYLVANIA: 1-610.998.4400

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

PROJECT: **MPB REALTY, LLC
PROPOSED POFET'S & IHOP RESTAURANT**

BLOCK 15-3, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1021-99-025
DATE: 06/07/2024
DRAWN BY: PSD
DESIGNED BY: DG/MMW
CHECKED BY: MJB
CHECKED BY: -

SHEET No: 11 OF 21

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

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Commerical Area Small (SSA)

Outdoor LED Area Light



OVERVIEW	
Lumen Output Range	9,000 - 21,000
Wattage Range	72 - 182
Efficiency Range (LPW)	106 - 134
CCT (K)	3000, 4000, 5000
Controls	Standalone 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 (8kV).
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 Vac) input 50/60 Hz or optional High Voltage (247-440 Vac).
 - L70 Calculated Life >50K Hours (See Lumen Maintenance on Page 3).
- 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
 - LSI rated for ANSI C136.31 high vibration applications; applications are 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/DPL to confirm which versions are qualified.
 - Specifications and dimensions subject to change without notice.
- Accessories**
 - Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - High-efficiency 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 tension mounting.
 - Optional die-cast slip fitter allows for mounting onto a 2" (51mm) ID, 2.375" (60mm) O.D. tension allowing for tilting up to 45 degrees and 90° when using a vertical tension.

Commercial Area Light Small (SSA)

ORDERING GUIDE

TYPICAL ORDER EXAMPLE SSA LED 12L ACR 5W UNV DIM 50 CR7P BRZ PM									
Luminaire Style	Light Source	Lumen Package	Lens	Distribution	Voltage	Dim	Driver		
SSA - Small Commercial Area	LED	5W - 5,000 lms 12L - 12,000 lms 15L - 15,000 lms 21L - 21,000 lms	ACR - Acrylic	3 - Type 3 SW - Type 5 Wide FT - Type 4 Forward Throw	UNV - Universal Voltage (120-277V) HV - High Voltage (247-440V)	0-10V Dimming (0-10%)	Driver		
Color Temp		Color Rendering		Controls (Choose One)		Finish		Mounting Options	
40 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT		Black - 95 CRI		CR7P - 7 pin Photometric Control Connector ¹ MS2 - Integral Motion Sensor and Photocell max 13.20' mounting height ² MS4 - Integral Motion Sensor and Photocell max 13.40' mounting height ²		BRZ - Bronze		PM - Square Pole Mount Arm SF - Adjustable Slip Fitter	

Accessory Ordering Information³

CONTROLS ACCESSORIES	Order Number ⁴
PC120 Photocell for use with CR7P option (120V)	120114
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)	120115
Test Lock Protocol (24V) for use with CR7P	120116
Test Lock Protocol (48V) for use with CR7P	120117
Atlas 4 Pin Test Lock Controller	41489
Atlas 4 Pin Test Lock Controller	41490
Shoring Cap for use with CR7P	148838

INSTALLATION ACCESSORIES	Order Number ⁴
Simple Mounting (100')	100100
Simple Mounting (200')	100200
Simple Mounting (300')	100300
Simple Mounting (400')	100400
Simple Mounting (500')	100500
Simple Mounting (600')	100600
Simple Mounting (700')	100700
Simple Mounting (800')	100800
Simple Mounting (900')	100900
Simple Mounting (1000')	101000

Luminaire Shown with CR7P



Commercial Area Light Small (SSA)

PERFORMANCE

DELIVERED LUMENS*									
Lumen Package	Distribution	CRI	3000K			4000K			Wattage
			Delivered Lumens	Efficiency	BUG Rating	Delivered Lumens	Efficiency	BUG Rating	
9L	3	80	9135	126	82-UP-02	8963	132	82-UP-03	72
	5W	80	9217	127	82-UP-01	8649	133	82-UP-01	
	FT	80	8777	121	82-UP-02	9189	127	82-UP-02	
12L	3	80	11,988	114	82-UP-03	12,637	123	82-UP-03	106
	5W	80	12,096	115	82-UP-02	13,228	126	82-UP-01	
	FT	80	11,519	109	82-UP-02	12,557	120	82-UP-03	
15L	3	80	17,154	113	82-UP-03	17,366	119	82-UP-03	151
	5W	80	17,281	114	82-UP-02	18,167	120	82-UP-02	
	FT	80	16,661	109	82-UP-03	17,274	114	82-UP-03	
21L	3	80	20,003	110	82-UP-03	20,660	111	82-UP-03	182
	5W	80	20,162	111	84-UP-02	21,136	114	84-UP-02	
	FT	80	19,290	106	82-UP-03	19,776	107	82-UP-03	

*LEDs are frequently updated therefore values are nominal.

RECOMMENDED LUMEN MAINTENANCE (9L-21L) ¹									
Lumen Package	Watts	120V	208V	240V	277V	347V	480V		
								Initial ¹	90K hrs. ¹
9L	72	0.60	0.35	0.30	0.26	0.21	0.15	100%	90%
12L	106	0.87	0.50	0.44	0.38	0.30	0.22	100%	90%
15L	151	1.25	0.73	0.63	0.55	0.44	0.31	100%	90%
21L	182	1.52	0.88	0.76	0.65	0.53	0.38	100%	90%

¹Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%.

Commercial Area Light Small (SSA)

PHOTOMETRICS

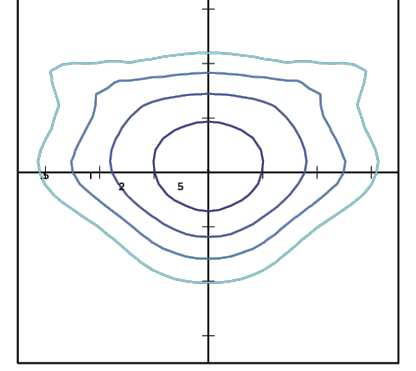
All published luminaire photometric testing performed to IESNA LM-79 standards by NVLAP certified laboratory. ISO footcandle plots below demonstrate the SMA light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

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

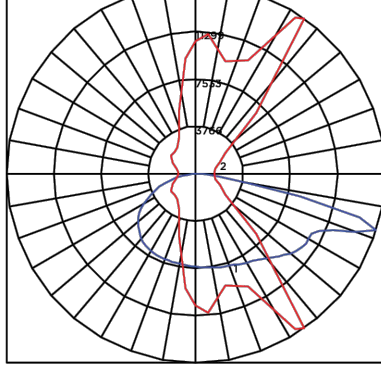
LUMINAIRE DATA

Type 3 Distribution	4000 KMH, 70 CRI
Delivered Lumens	17,021
Watts	151
Efficiency	114
IES Type	Type IV - Medium
BUG Rating	82-UP-03

ISO FOOTCANDLE



POLAR CURVE



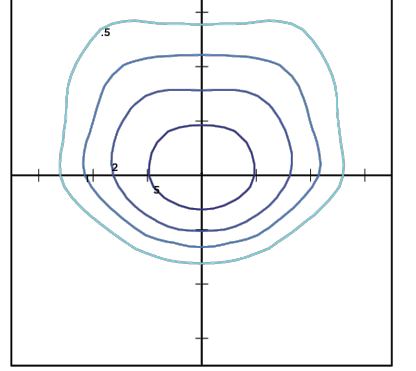
25' Mounting Height/10' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

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

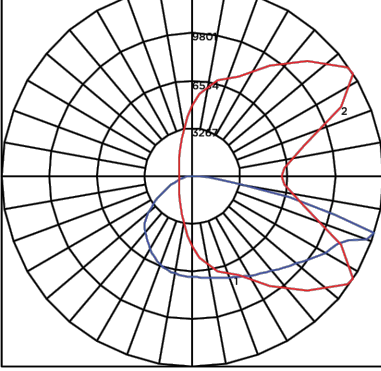
LUMINAIRE DATA

Type FT Distribution	4000 KMH, 70 CRI
Delivered Lumens	17,274
Watts	151
Efficiency	114
IES Type	Type IV - Medium
BUG Rating	82-UP-03

ISO FOOTCANDLE



POLAR CURVE



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

Commercial Area Light Small (SSA)

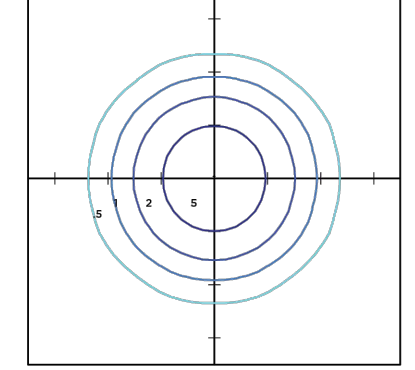
PHOTOMETRICS

SSA-LED-18L-ACR-5W-40

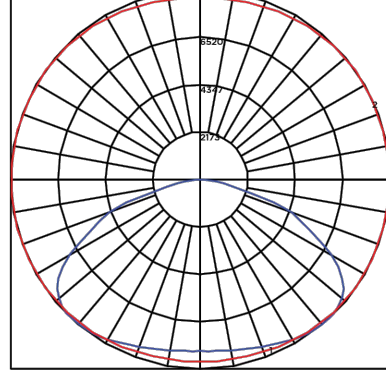
LUMINAIRE DATA

Type 5W Distribution	4000 KMH, 70 CRI
Delivered Lumens	17,188
Watts	151
Efficiency	114
IES Type	Type V5 - Very Short
BUG Rating	83-UP-02

ISO FOOTCANDLE

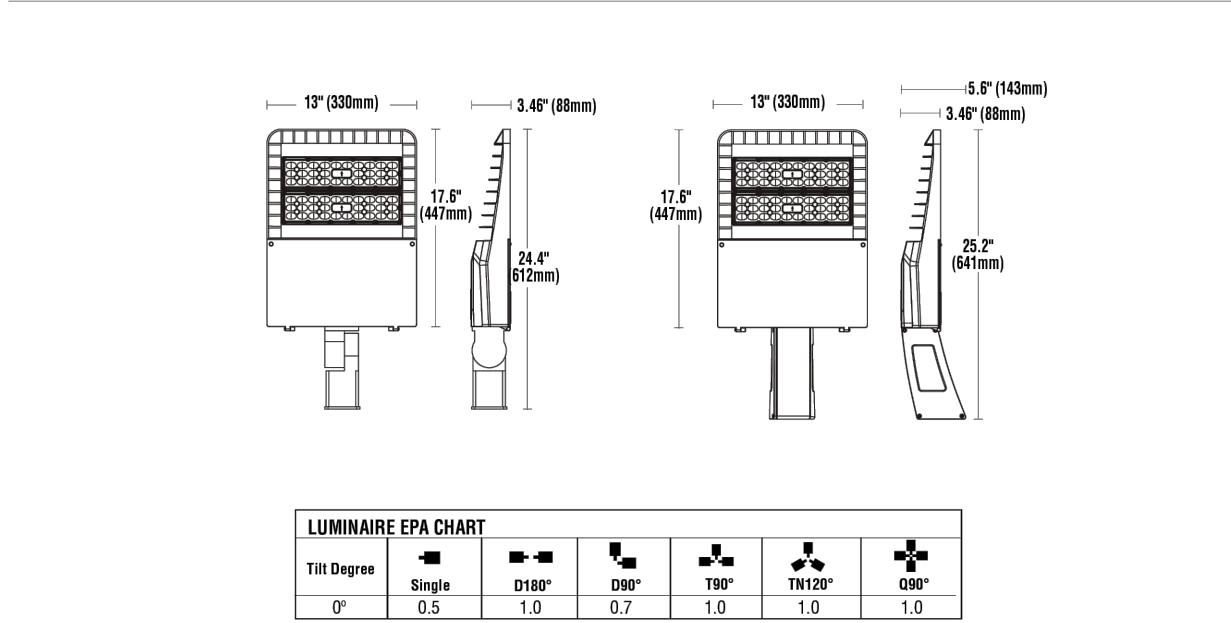


POLAR CURVE



Zonal Lumen Summary		
Zone	Lumens	%Luminaire
Low (0-30°)	3577	21%
Medium (30-60°)	6351	34%
High (60-90°)	3938	23%
Very High (90-180°)	321	2%
Uplight (180-180°)	0	0%
Total Flux	17188	100%

PRODUCT DIMENSIONS



LUMINAIRE EPA CHART

IES Type	Single	Double	Triple	Quadruple	Octuple
0°	0.5	1.0	2.7	1.0	1.0

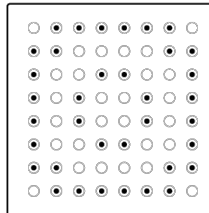
LOW-PROFILE LED CANOPY LIGHT - MEDIUM DISTRIBUTION

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 2.35"H
Weight: 7.5 lbs.



LED PATTERN



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:
EC2L04CS	42W LED Cool White	120V-277V	4100	5000K	≥70	50,000 Hours	100W PSMH

¹ Calculated L₇₀ based on 6,048 hours of LM-80 testing; >35,000 hours

Line Current Data

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



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standard by NVLAP certified laboratory. Data photometric was completed on a single representative fixture. Adjusted data and values are only for informational purposes. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ laboratory testing.

1501 8th Street, Burlington, WI 53011 | Phone: (888) 243-5445 | Fax: (262) 564-5469 | www.econolight.com



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standard by NVLAP certified laboratory. Data photometric was completed on a single representative fixture. Adjusted data and values are only for informational purposes. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ laboratory testing.

1501 8th Street, Burlington, WI 53011 | Phone: (888) 243-5445 | Fax: (262) 564-5469 | www.econolight.com

Vision120™

90+ CRI Flexible LED Tape Wet Location High Output

PRODUCT OVERVIEW

A high output, wet location flexible 120V plug-in or hardwire LED linear tape for architectural coves, indoor steps, banisters, exterior recesses and drive conduits where even, energy saving LED illumination is specified. 5 year warranty. Does 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).

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 flexible sheath
- Dimmable (ELV/Trac - Lutron - Skylark - Selv 300V)
- 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)

HOW TO SPECIFY VISION120 AND CREATE A CATALOG NUMBER

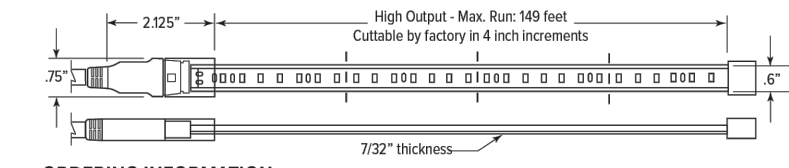
High Output (90+ Mac)
Specify by the foot / inches - minimum cut is 4".
Example: To order an 8'-4" length of 2700K tape, specify: V120-HO-27-6-4
Example: To order a 21' length of 3000K tape, specify: V120-HO-30-21
Example: To order a 95'-8" length of 4000K tape, specify: V120-HO-40-95-8

SPECIFICATIONS

ELECTRICAL	LABEL
120V	IP65
4.0 watts per foot	ETL
OPTICS	WARRANTY
90+ CRI	5 years
LUMENS	Do not install in an application that is not easily accessed for service.
27K (205lm/ft)	
30K (215lm/ft)	
40K (235lm/ft)	

OPERATING TEMP

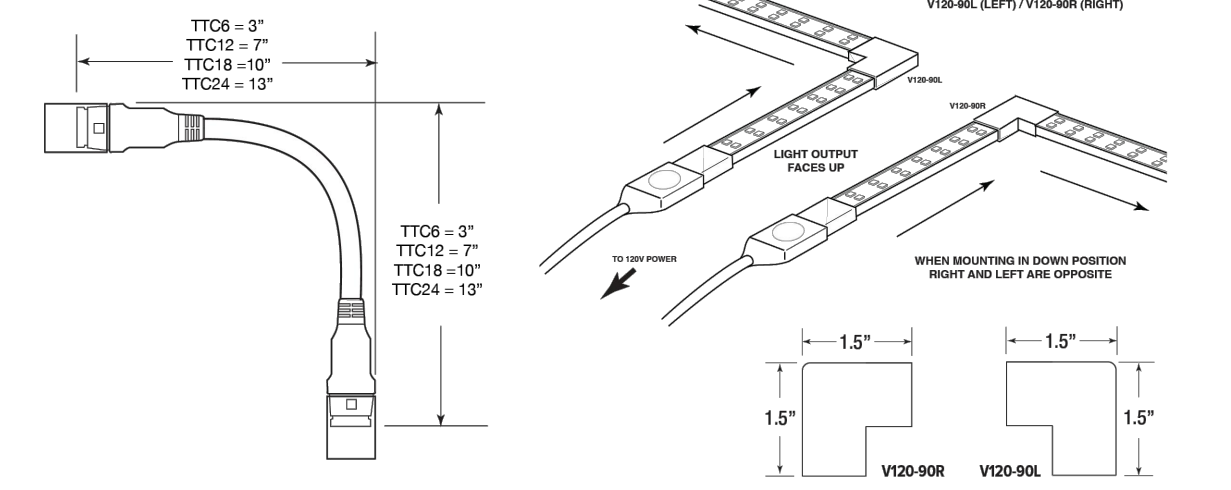
-4 to 122°F (-20 to +50°C)



ORDERING INFORMATION

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

CONNECTOR DIAGRAMS



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

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

Lake Como, New Jersey 1: 732.974.0198 | Chester, New Jersey 1: 908.879.9229 | Newark, New Jersey 1: 973.753.7200 | Toms River, New Jersey 1: 732.974.0198
Aber, Texas 1

Plotted: 06/12/24 - 4:47 PM, By: krazimr, Product Ver: 24.3a (LMS Tech) File: \\decpc.local\decfolders\Data\DEPC PROJECTS\1021_Parkin Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SD0.dwg, ---> 13 LIGHTING DETAILS



TRITON LED Series

LED General and Emergency Lighting

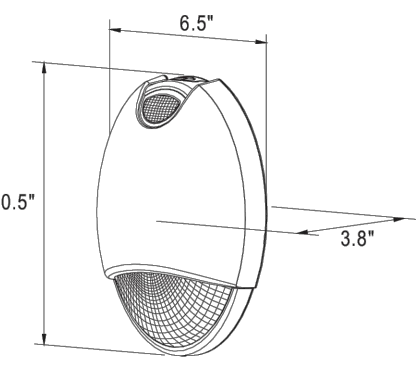
The Triton LED Series is an indoor or outdoor, die-cast, architectural, high-performance LED fixture designed to work in emergency lighting and combined general/emergency lighting applications.

FEATURES & BENEFITS

- Switchable AC operation for use as dusk to dawn with photocontrol option or use of a normally open switched LED
- A 1/2 inch NPT threaded conduit opening is provided at the top of the enclosure and sealed with a closure plug
- Optional cold weather package -4°F to 122°F (-20°C to 50°C)
- UL Listed 90 minute emergency run time, 24 hour recharge time
- Suitable for Wet or Damp Locations

SPECIFICATIONS

Illumination:	Long lasting, energy efficient, ultra-bright white 11W, 5000K CCT LED
Housing:	Low-profile, streamlined, die-cast aluminum housing
Input:	120/277VAC Dual primary, 60Hz
Battery:	Maintenance-free NiCad battery
Operating Temp:	0°C to 50°C (32°F to 122°F)
Run Time:	cULus Listed 90 minute emergency run time, 24 hour recharge time
Mounting:	Universal J-box mounting pattern or surface wiring through top conduit power feed
Finishes:	Black, dark bronze, silver or white
Options:	CL - Cold Location package, suitable for temperatures from -20°C to 50°C (-4°F to 122°F)
Certifications:	cULus Listed for Damp or Wet Locations, meets or exceeds UL 924, NEC requirements and NFPA 101
Warranty:	Any component that fails due to a manufacturing defect is guaranteed for three years with a separate two year prorated warranty on the battery. The warranty does not cover physical damage, abuse or instances of uncontrollable natural forces.



ORDERING INFORMATION Example: TRL-ACEM-BR-CL

Series	Product Category	Finish	Options (Factory Installed)
TRL	ACEM = Normally on with Emergency Lighting	BL = Black BR = Dark Bronze SA = Silver WH = White	CL = Cold Location Package

* "Normally off" standby battery backup operation is available. See installation instructions for details.

CONSTRUCTION
Our Triton LED Series offers a decorative, low-profile, architectural design with die-cast aluminum housing and durable powder coated finishes in silver and dark bronze. The Triton LED Series can be switched on and off by the integrated photocontrol or by a normally open switch while maintaining UL 924 compliance. The unit features a fully sealed and gasketed enclosure for Damp and Wet Location applications.

ILLUMINATION
Units come standard with a single 11W high-performance LED featuring 1080 lumens in AC mode and 260 lumens in emergency backup mode, 5000K CCT and a CRI of 70. Features a UV-stable mirror-bright reflector and prismatic polycarbonate refractor for ideal light output.

ELECTRICAL

Input
Dual-voltage input 120 or 277VAC @ 60Hz.

Nickel Cadmium Battery - NiCad (With Battery Only)

Extronix NiCad batteries are maintenance-free with a life expectancy of 15 years. NiCad batteries offer high-discharge rates and continue to perform in a vast temperature range from 0°C to 50°C (32°F to 122°F). Cold Location (CL) option temperature range is -20°C to 50°C (-4°F to 122°F).

Emergency

The Triton LED will operate for a minimum of 90 minutes during a loss of power with a 24 hour maximum recharge time for the battery.

Low Voltage Disconnect

Low Voltage Disconnect (LVD) measures the battery terminal voltage. The LVD continuously monitors the battery terminal voltage and if it should fall below a preset voltage threshold, the LVD will disconnect the load. When the battery is recharging and voltage is raised above another preset voltage threshold, the load is automatically reconnected.

Test Button

The test button is easy to locate and provides manual verification of the transfer circuit and emergency lamps.

INSTALLATION

Universal J-box mounting pattern or surface wiring through the top conduit power feed make installation quick and easy.

Wet Location Rated (Standard)

Wet Location Rated fixture that allows water or other liquids to drip, splash or flow on or against. The construction prevents the accumulation of water on live parts.

Guardian Self-Test/Self-Diagnostics
The Guardian provides self-testing and self-diagnostic capabilities to the unit equipment.

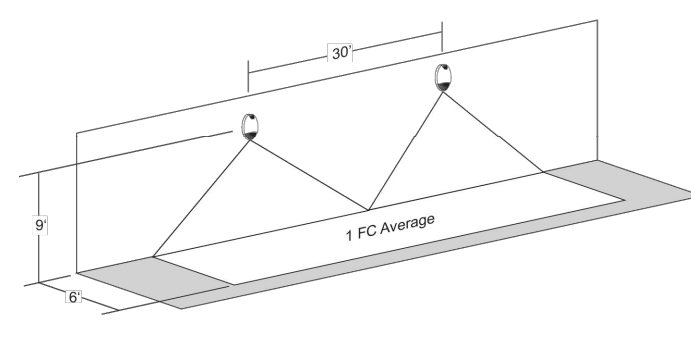
At predetermined intervals, the unit equipment will automatically switch into battery mode. The unit equipment will also perform various self-diagnostic tests of the unit. Visual signaling will alert maintenance personnel to a fault of the unit equipment electronics, emergency lamp(s), battery and/or battery charger. The circuitry continuously monitors the operating condition of the unit equipment and battery charging circuit/battery supply voltage.

The unit equipment will automatically switch to battery mode every 28 days for a period of one minute. The unit equipment will automatically switch to battery mode every six months for a period of 30 minutes.

CONFORMANCE TO CODES & STANDARDS

The Triton LED Series is UL Listed and meets or exceeds the following: UL 924, NEC requirements and NFPA 101.

SPACING GUIDE (AC MODE)



NOTE:
Minimum luminance of 0.1 FC and average luminance of 1.0 FC. Illustration shown is a guideline for center-to-center with 9" mounting height.



DYNASTRIPS®
HIGH OUTPUT LINEAR LED SYSTEM
SPECIFICATION SHEET

APPLICATION

RETROFITTING

- Low Bay / High Bay
- Accent Lighting
- Wall Washing
- High Ceiling Troffers (car dealerships)
- Slot Fixtures
- High Output T5 Retro
- Vapor Tights
- High output troffers

OVER 170 LUMENS / WATT DELIVERED

EASY PLUG & PLAY ATTACHMENTS

OPTIONAL IP65 CHANNEL

INTEGRATED HEAT SINK

ISO 9001 GEORGIA BASED FACILITY

THREE HO T5's REPLACED BY A SINGLE 44" DYNASTRIP® (>12,000 LUMENS)

FEATURES

DIMMING AND CONTROLS CAPABILITY

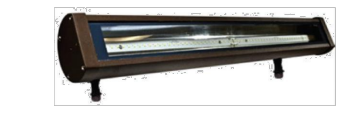
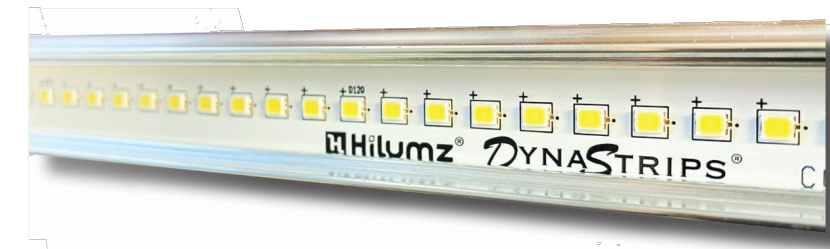
- Integrated wireless or wired controls
- 3000K to 5000K; color changing systems available
- 0-10v constant curve; Triac (line voltage) available with select wattages

QUALITY LIGHTING

- Operating Temperature: -40° F to 135° F (57° C)
- Flicker-free, hum-free, buzz-free
- 170+ (up to 190) Lumens/Watt via under-driven Lumiled 2835C SMDs
- Programmable from 9 to 190 Watts
- L70 over 100,000 hours

EASE OF USE

- Daisy chained boards installed bumper to bumper or in 2x4/8 grid
- Designed for install & service ease
- Plug & play TEK-screw-in kits



Siemens production facility
Two 4' DynaStrips, 120W



DYNASTRIPS®
HIGH OUTPUT LINEAR LED SYSTEM
SPECIFICATION SHEET

PERFORMANCE SPECIFICATIONS

Model	Wattage	Lumens @ 5000K	CCT	CRI	Voltage		
HDS	20	3,460	2200K to 5000K	70+ Standard 80+, 90+, 95+ Available	27: 110 to 277 VAC 48: 200 to 480 VAC		
	40	6,920					
	60	10,380					
	80	13,840					
	100	17,300					
	120	20,760	Dual Color Available with App or Switch-based Bluetooth Controls				
	150	25,950					
	180	31,140					
	200	34,600					

- Efficiency and lumens may vary by 5% based on Current density (length of strips / watt)
- Custom Lengths/Power/Color/CRI Available Upon Request
- L70 > 100,000h @ 350mA & 80°C
- Beam Angle: 95°
- Driver: 0-10V, Constant Dimming
- Operating Temp: -40° F to +135° F (57° C)

DIMENSIONS (LENGTH x WIDTH x HEIGHT)

2' Strips: 21.5" x 0.88" x 0.55"
4' Strips: 44.0" x 0.88" x 0.55"

ORDERING

EXAMPLE **HDS-88-120-5070-S**: Two, four-foot strips at 5000K, 70+CRI, powered at 120 Watts in standard channel

PRODUCT	LENGTH	WATTAGE	COLOR/CRI	MOUNT
HDS	2x22 = 2 feet 1x44 = 4 feet 2x44 = 8 feet (two 44's) 4x44 = 16 feet (four 44's) "XX" = custom	60 80 100 120 150 180 200	3070 4070 5070 CC = CCT "Tuning"	S (Standard open LEDs in heat sink channel) C (IP65 enclosed channel)

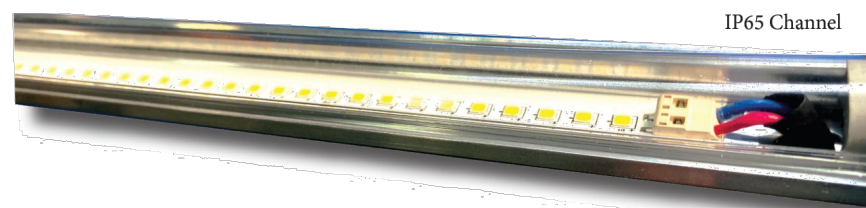
* Call Hilumz to specify CCTs & controls

HILUMZ USA

1335 Ridgeland Parkway
Suite 150
Alpharetta, GA 30004

sales@hilumzusa.com

hilumzusa.com



Project: _____
Fixture Type: _____
Location: _____
Contact: _____

P5675-82

Cylinder

5" up/down cylinder/ outdoor lantern in Metallic Silver. with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Wet location listed when used with P860045 top cover lens.

- Metallic Gray finish.
- Powder coat finish.
- Ideal for a wide variety of interior and exterior applications.
- Die-cast aluminum wall brackets and heavy duty aluminum framing.
- Wet location listed when used with P860045 top cover lens (sold separately)

Category: Outdoor

Finish: Metallic Gray (powder coat paint)

Construction: cast aluminum Construction

Width: 5 in
Height: 14 in
Depth: 7 3/8 in
H/CTR: 7 in



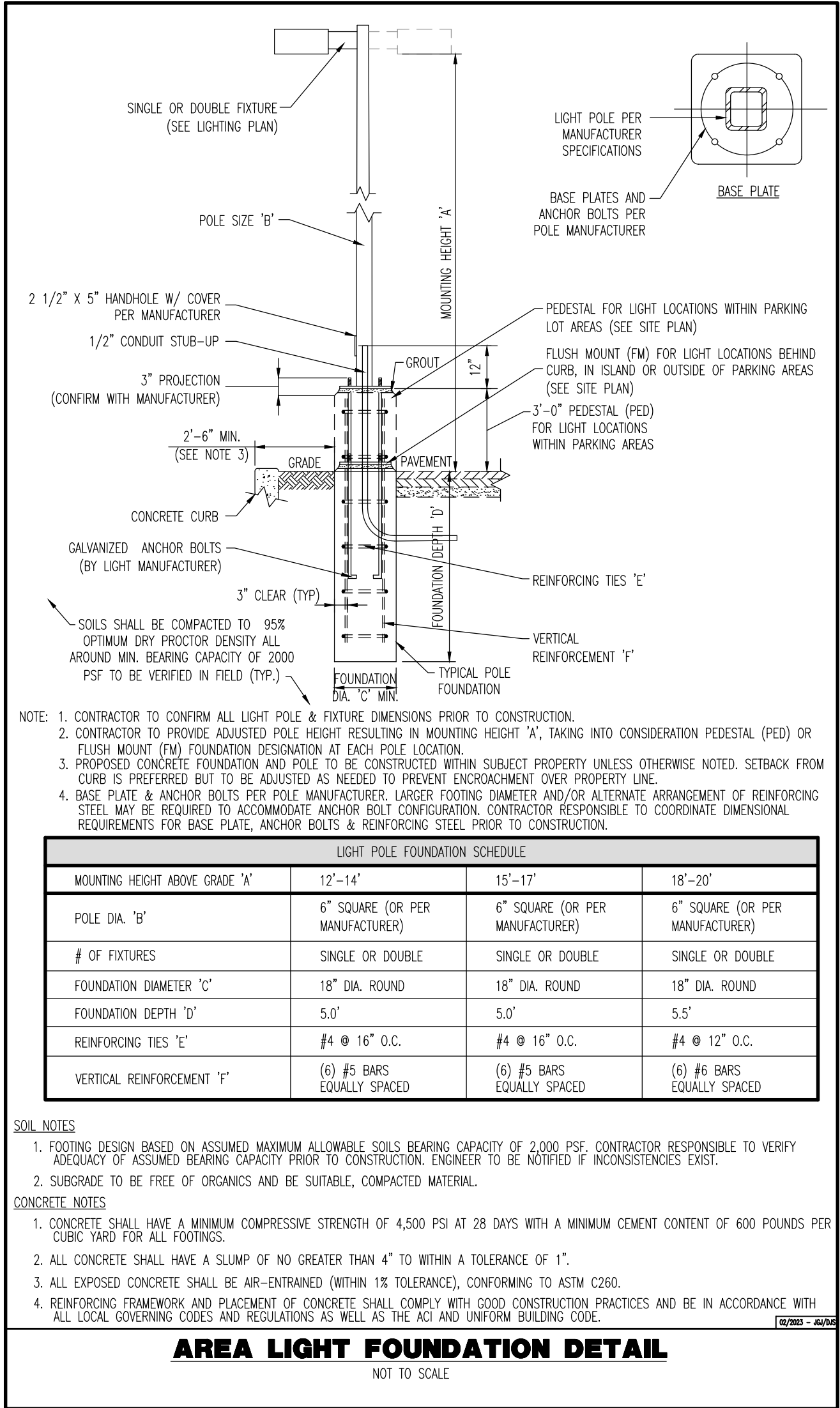
MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included	Prewired 6 inches of wire supplied 120 V	Quantity: two 75 W max. PAR-30 or BR-30 or LED equivalent E26 base porcelain sockets	cCSAus Damp Location Listed 1-year Limited Warranty

back plate covers a standard 4" recessed outlet box: 4.5" W.

701 Millennium Blvd. Greenville, South Carolina 29607

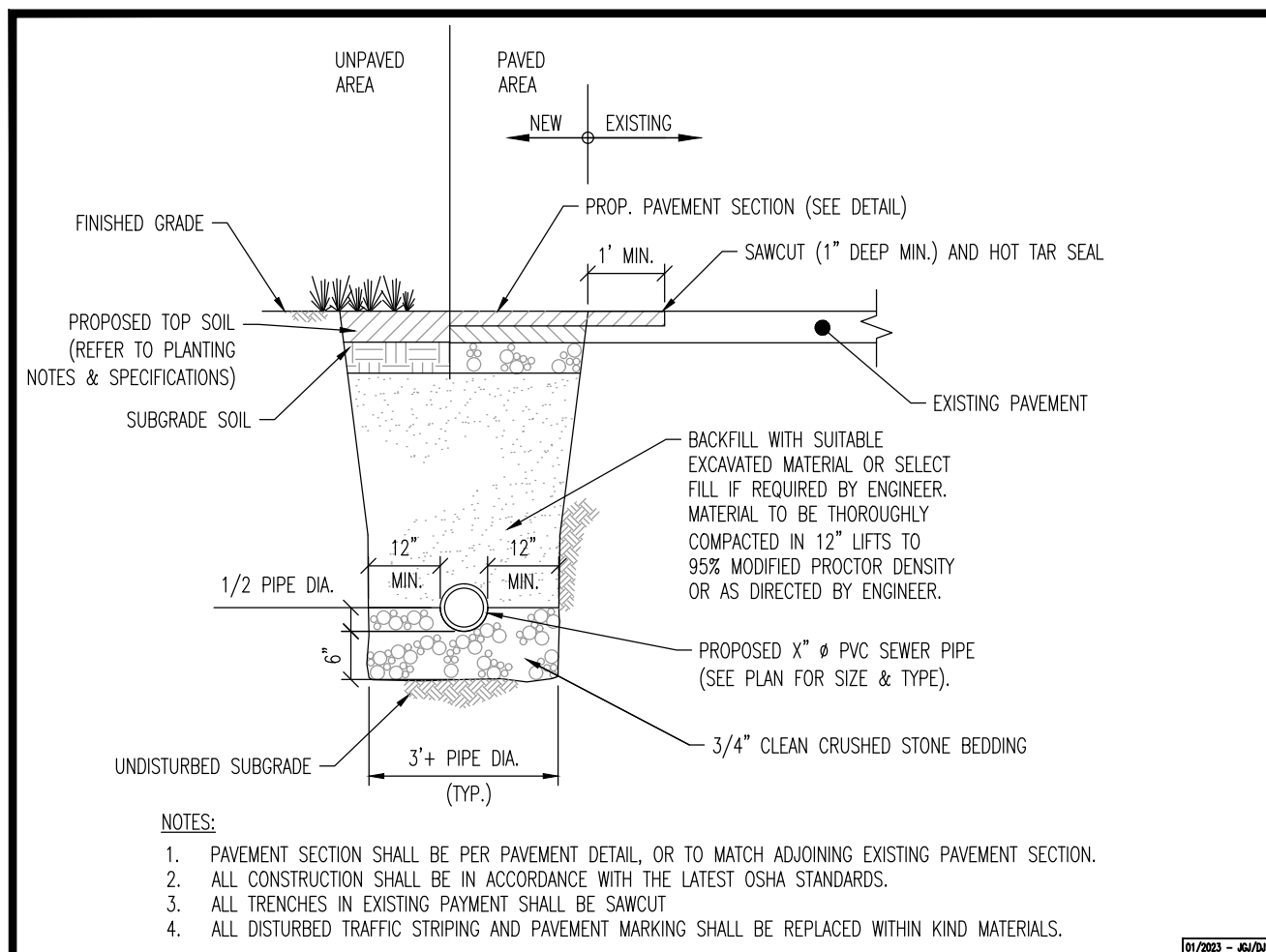
www.progresslighting.com

Rev. 07/20

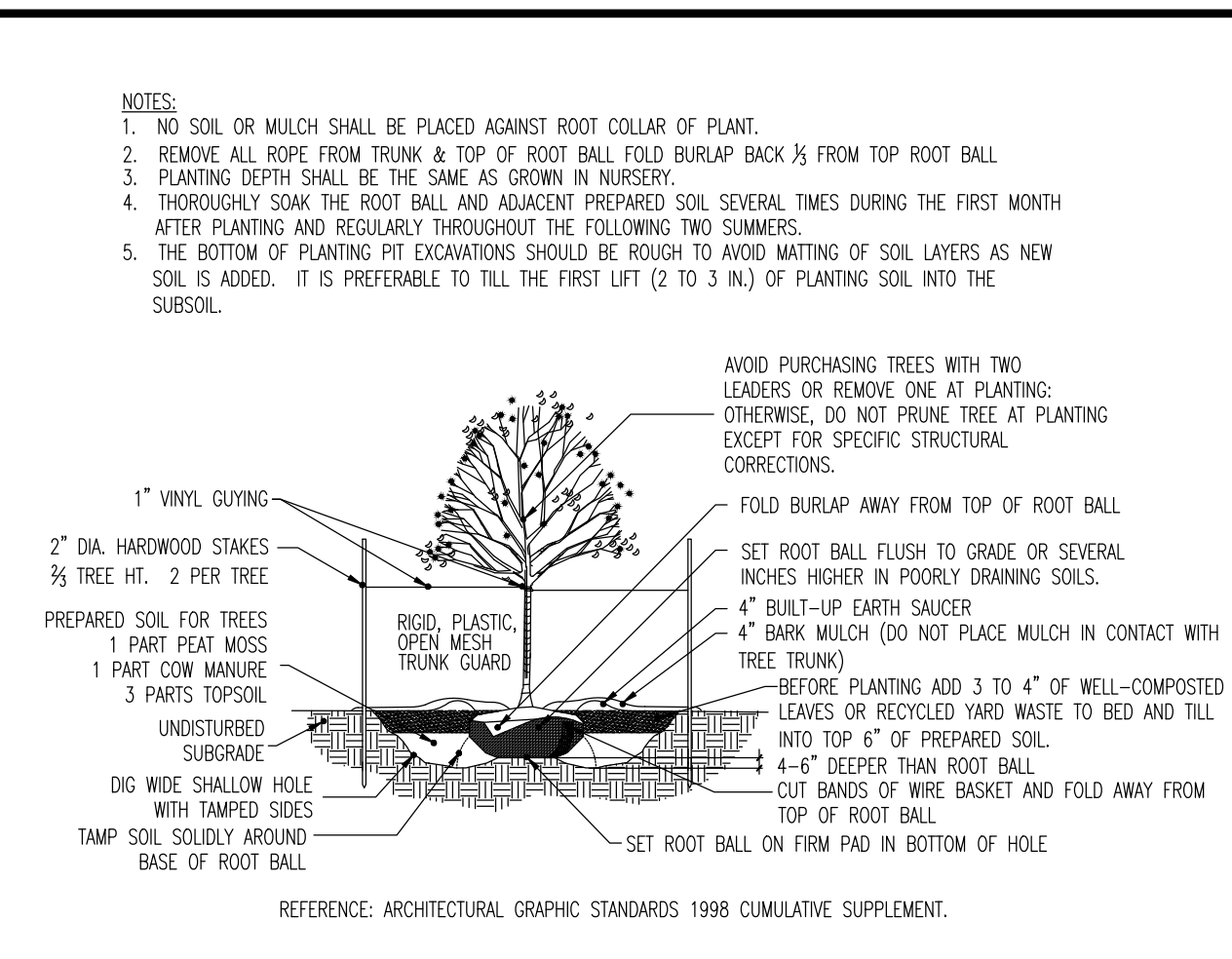


Plotted: 06/12/24 - 4:47 PM, By: krazimir, Product Ver: 24.3a (LMS Tech)
File: \\sepc.local\decoders\Data\DEPC PROJECTS\1021 Parikh Network, LLC\99-025 West Orange Dwg\Site Plans\102199025SD0.dwg, ----> 14 CONSTRUCTION DETAILS

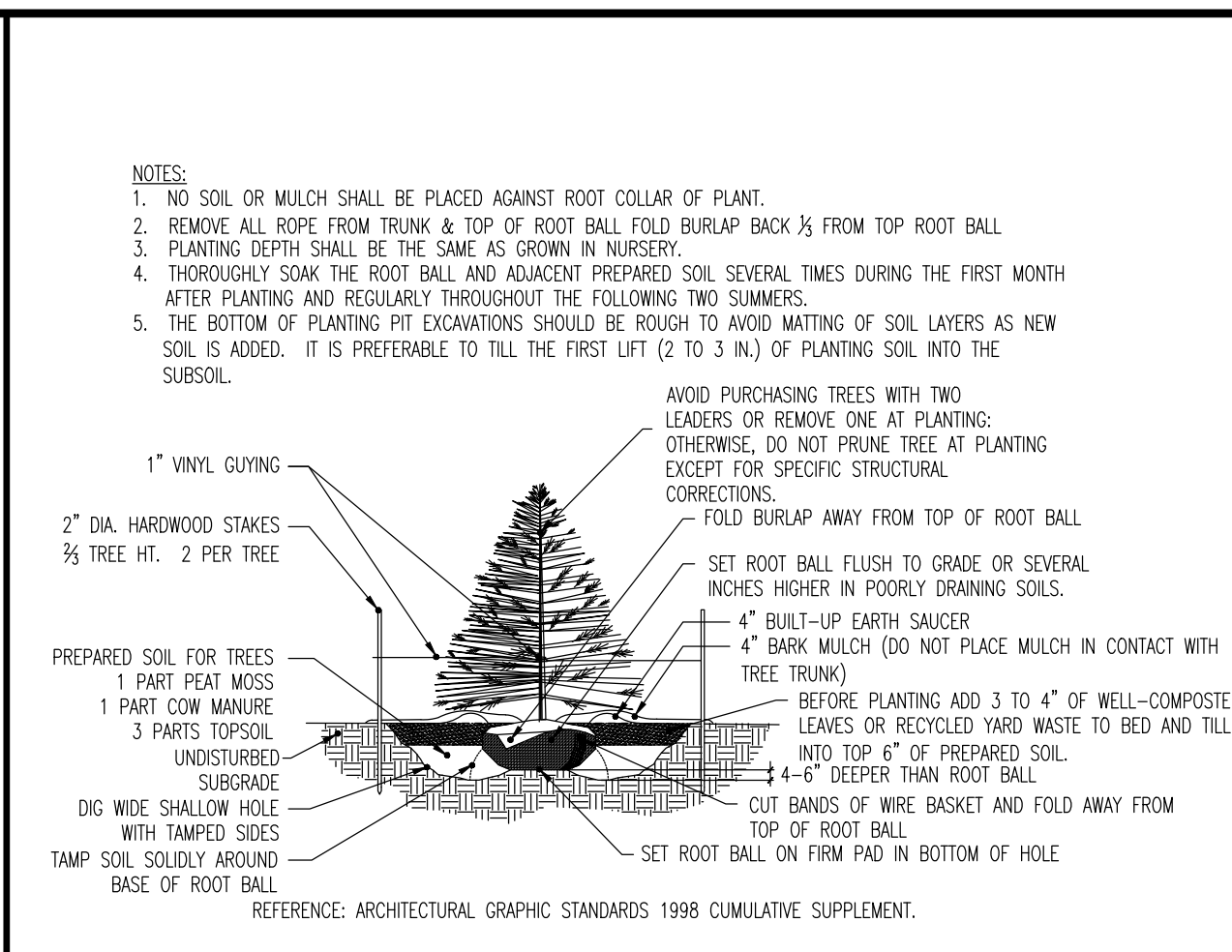
CONTRACTOR TO CONSTRUCT DETECTABLE WARNINGS WHEN SIDEWALK INTERSECTS A VEHICULAR TRAVELED WAY A.D.A. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES THAT CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT(SEE DETAIL) NOTES: 1.) CURB RAMP MAY NOT EXTEND 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 RAMP, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES. A.D.A. PARALLEL CURB RAMP DETAIL NOT TO SCALE	NOTES: 1. DETAIL IS FOR SITE PLAN REVIEW ONLY AND SHALL NOTE BE USED FOR BIDDING OR CONSTRUCTION. 2. A DESIGN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER FOR ALL RETAINING WALLS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. 3. WALL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. SCHEMATIC MODULAR BLOCK RETAINING WALL DETAIL NOT TO SCALE	NOTES: 1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING. 2. PROVIDE 1/2" WIDE PREMOULDED 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	MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE 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 AASHTO-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 RBS DESIGN STANDARDS. 6" CURB REVEAL FLUSH CURB	
NOTE: ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT. ALL PAINT TO BE THERMOPLASTIC. PAINTED MARKING DETAILS NOT TO SCALE	NOTES: CROSSWALK BARS TO BE INSTALLED PARALLEL TO THE DIRECTION OF VEHICULAR TRAVEL TYPICAL CONTINENTAL CROSSWALK	NOTES: 1. ALL PAVEMENT MARKINGS SHALL BE IN COMPLETE CONFORMANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). 2. SEE PLAN FOR TYPE OF CROSSWALK MARKING PROPOSED. PAINTED CROSSWALK STRIPING DETAILS 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 PREMOULDED 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: USE THERMOPLASTIC PAINT PARKING STALL STRIPING DETAIL NOT TO SCALE	NOTES: 1.) WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARE SIDES SHALL BE PROVIDED AT A SLOPE NO STEEPER THEN 1:10. 2.) CONSTRUCT DEPRESSED CURB FOR CURB RAMP FLUSH TO ADJACENT PAVEMENT. GRADE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. 3.) CURB RAMP MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND. 4.) COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%. 5.) 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. 6.) CURB RAMP, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES. A.D.A. PERPENDICULAR CURB RAMP DETAIL (W/OUT FLARE SIDES) 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: 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: USE THERMOPLASTIC PAINT DO NOT ENTER STRIPING DETAIL NOT TO SCALE	R3-2 SIGN 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: 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
THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING 1904 Main Street Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamicsec.com ALL STATES REQUIRE REGISTRATION OF CONTRACTORS, ENGINEERS, OR ANY OTHER PERSONS TO OBTAIN THE STATUS OF SERVICE PROVIDER IN ANY STATE PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT DATE: 06/07/2024 JOB No: 1021-99-025 DRAWN BY: NSR DESIGNED BY: DG/MMW CHECKED BY: MJB CHECKED BY: - SHEET No: 14 OF 21 Rev. # 0 TITLE: CONSTRUCTION DETAILS PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT DATE: 06/07/2024 JOB No: 1021-99-025 DRAWN BY: NSR DESIGNED BY: DG/MMW CHECKED BY: MJB CHECKED BY: - SHEET No: 14 OF 21 Rev. # 0 TITLE: CONSTRUCTION DETAILS PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT DATE: 06/07/2024 JOB No: 1021-99-025 DRAWN BY: NSR DESIGNED BY: DG/MMW CHECKED BY: MJB CHECKED BY: - 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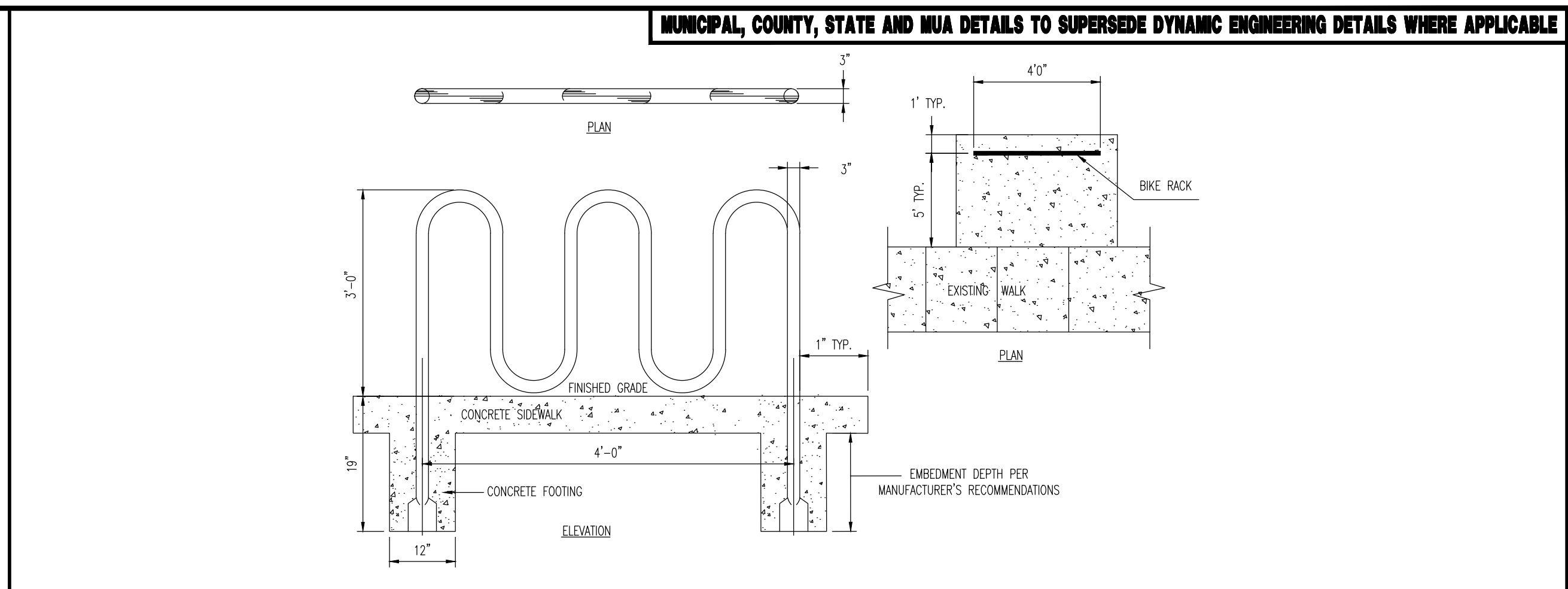
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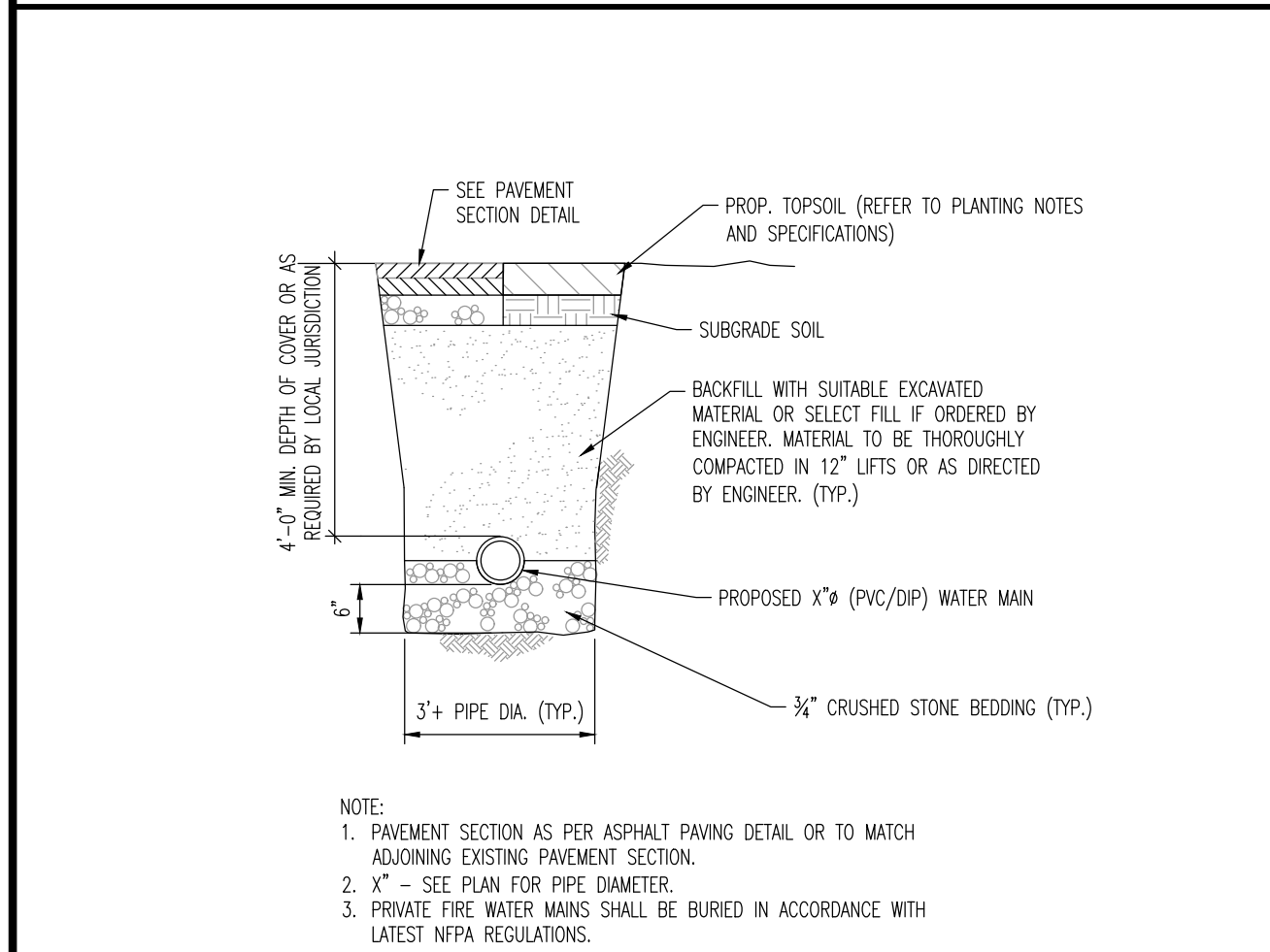
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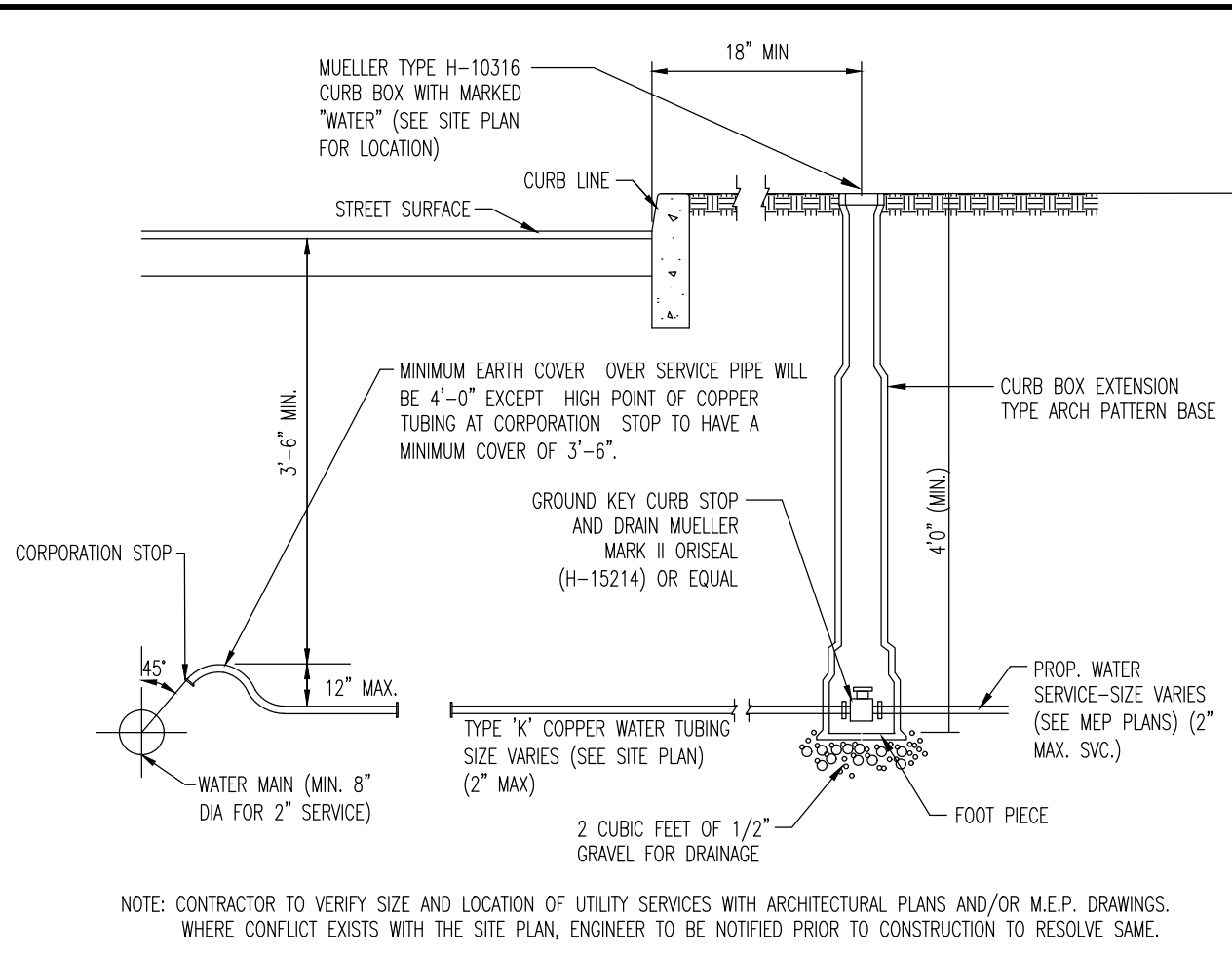
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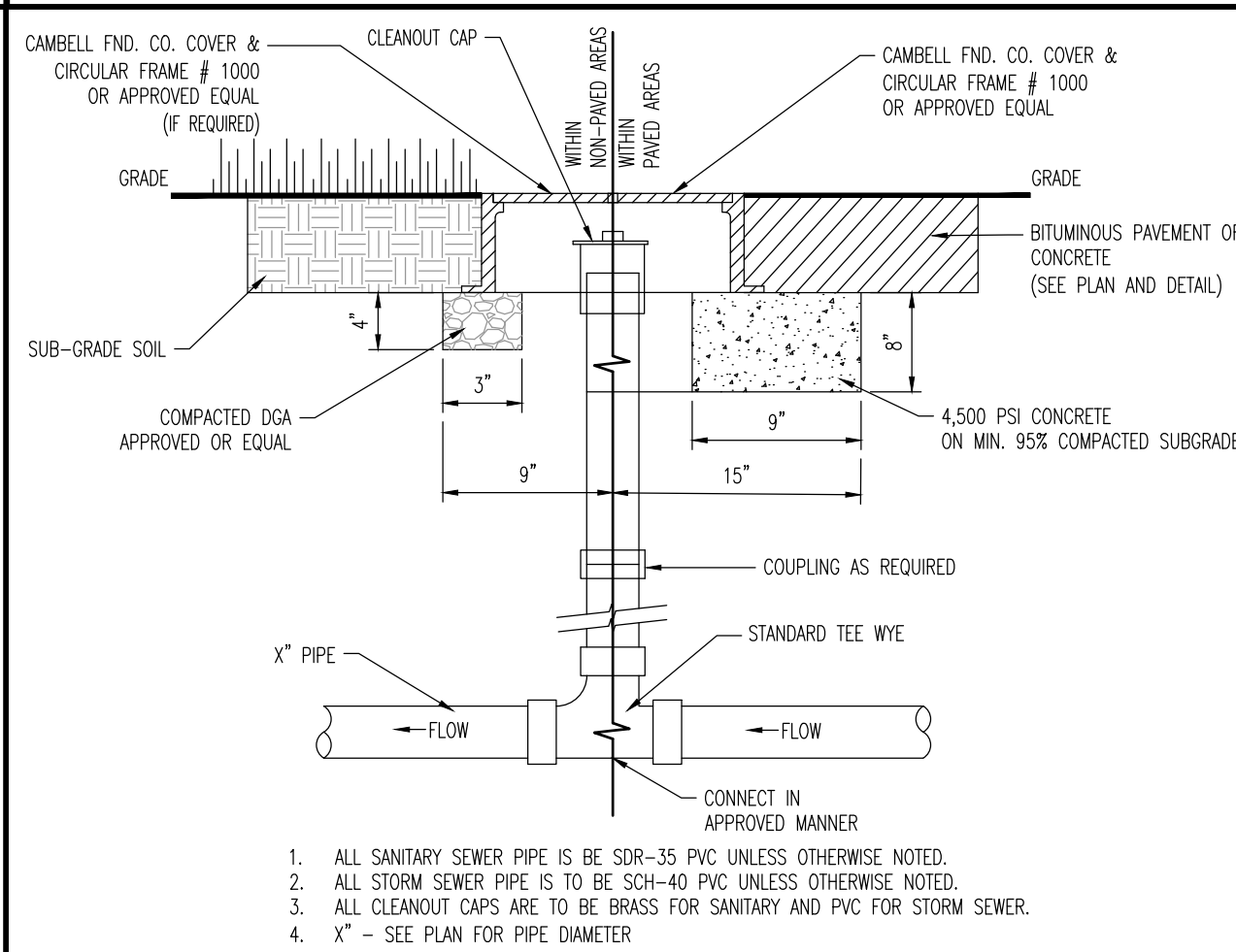
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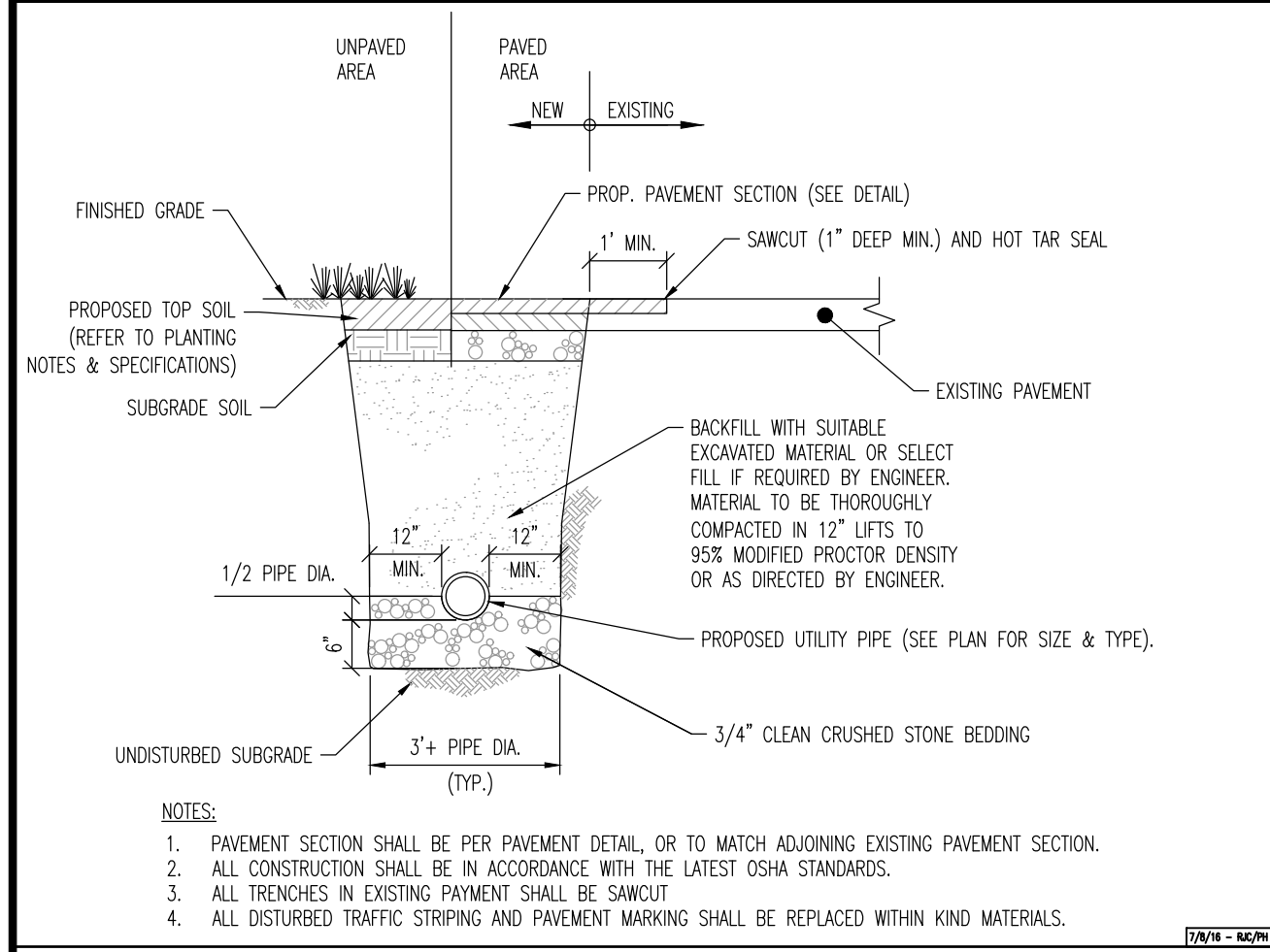
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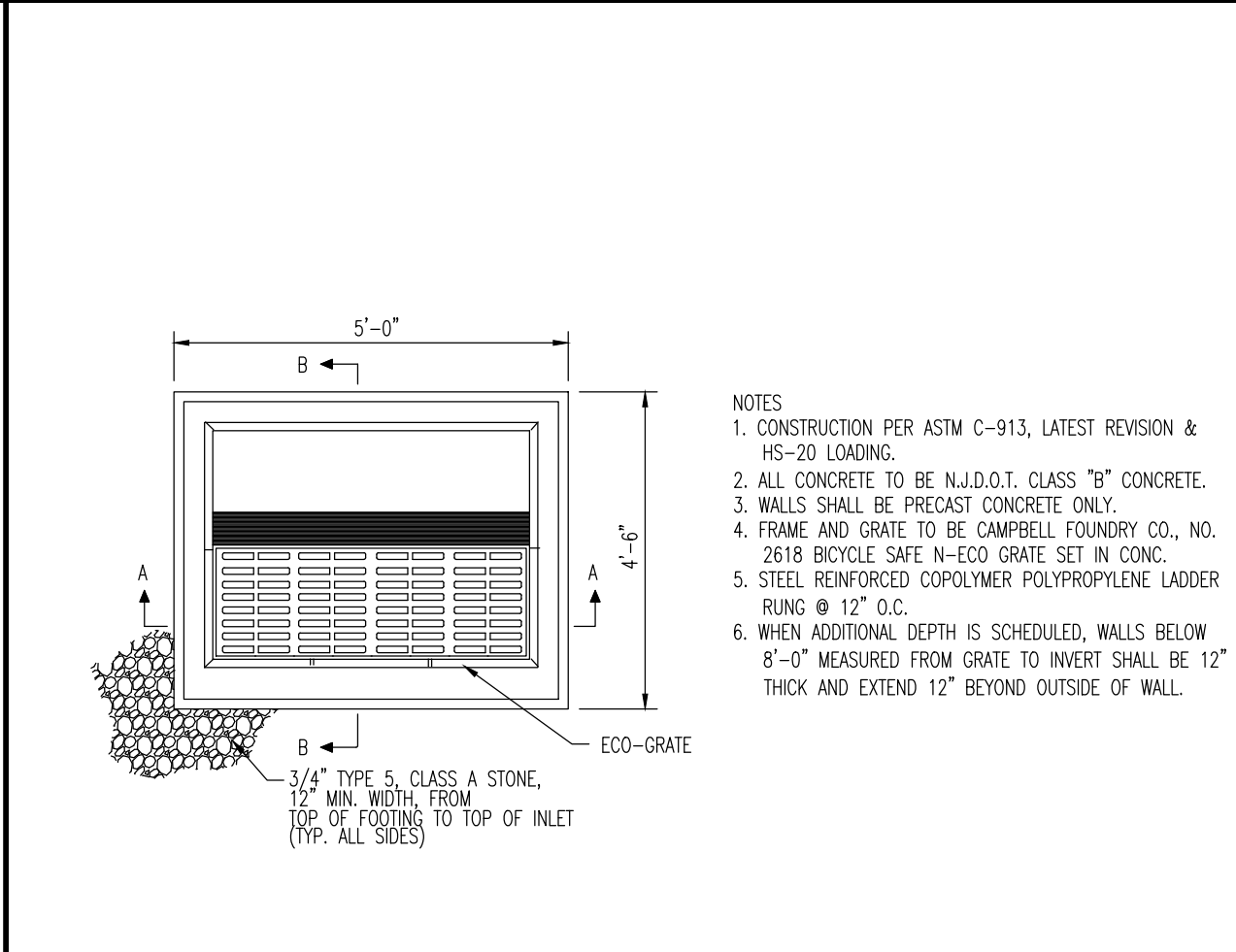
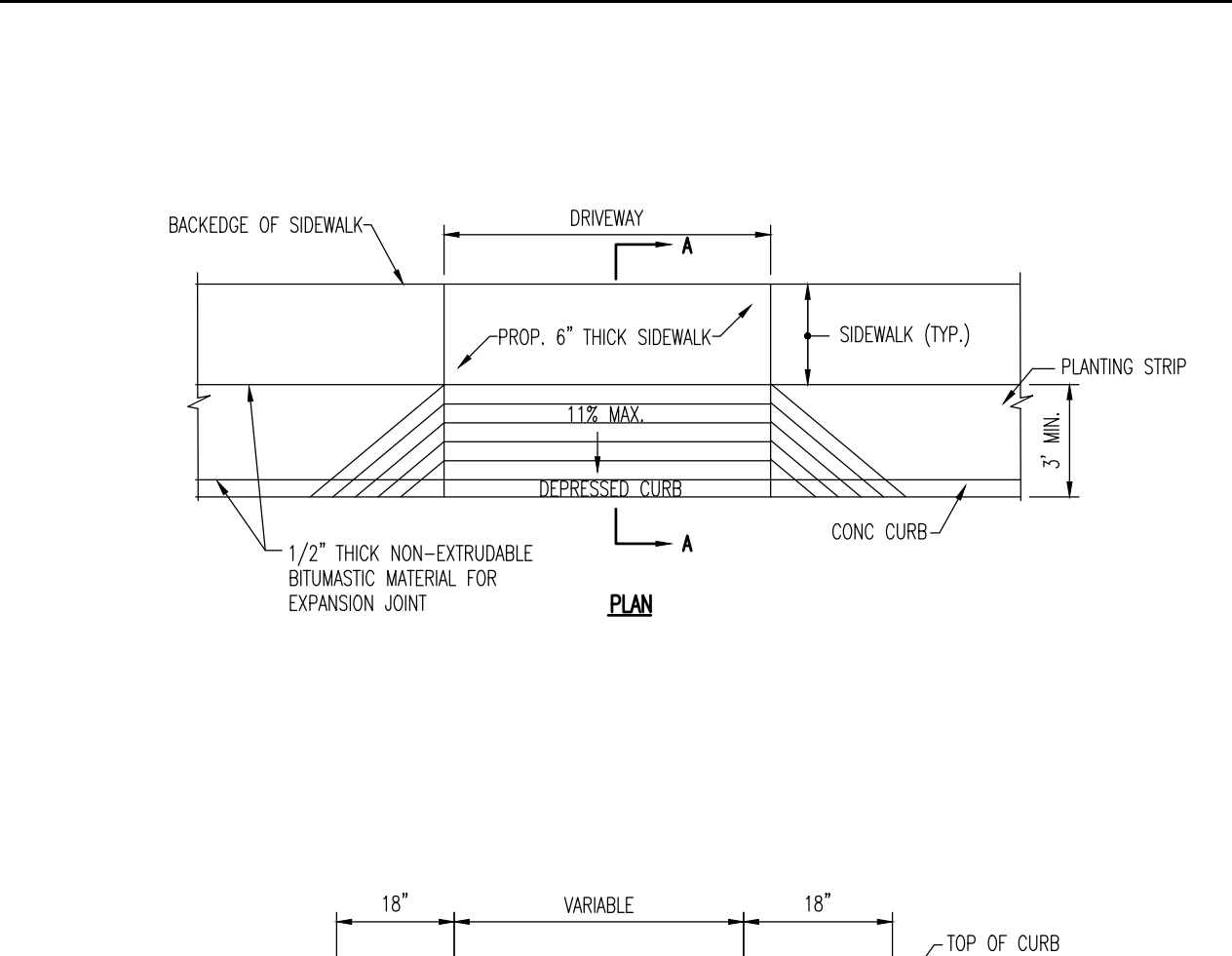
WATER SERVICE CONNECTION



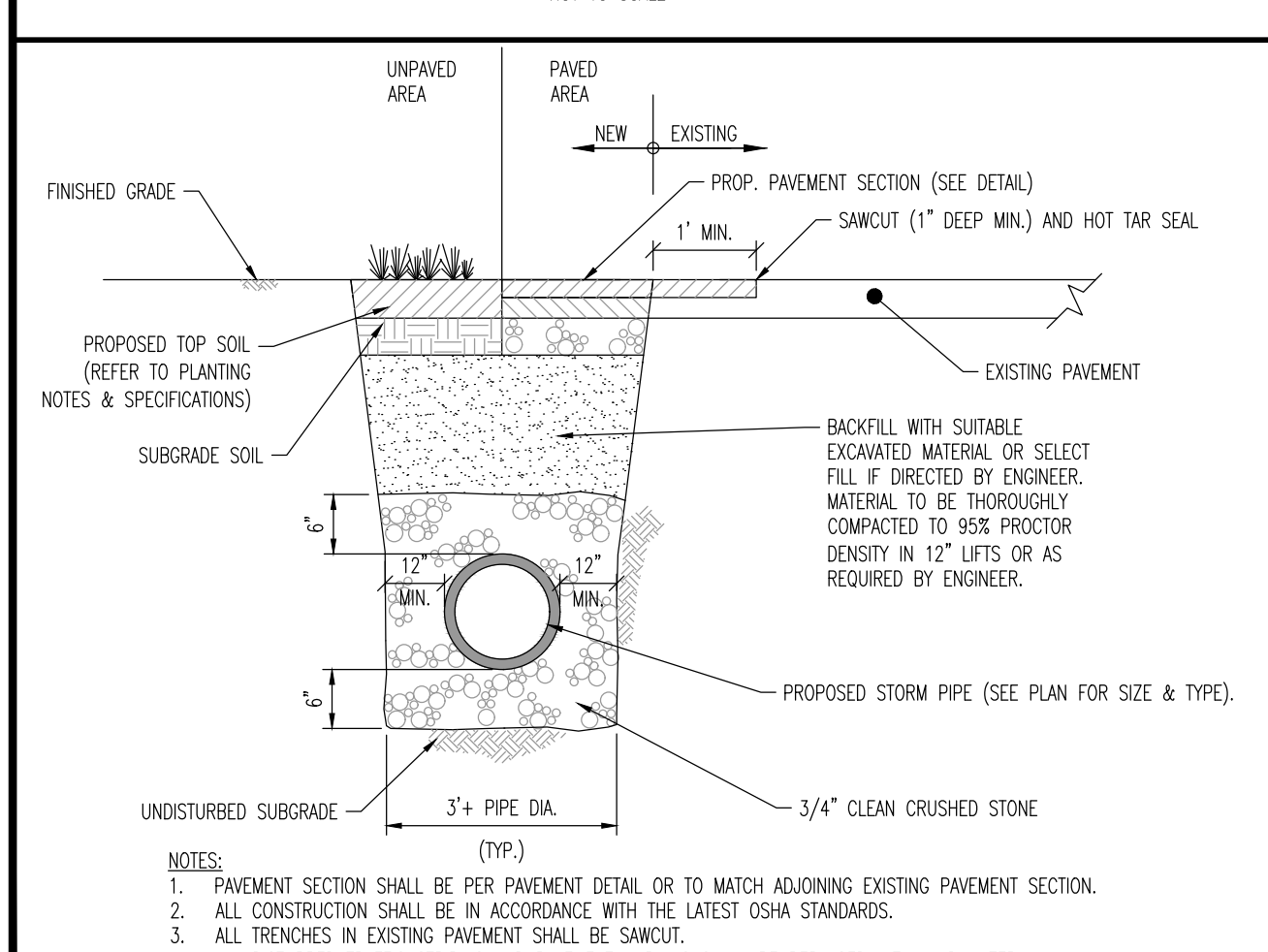
CLEANOUT DETAIL



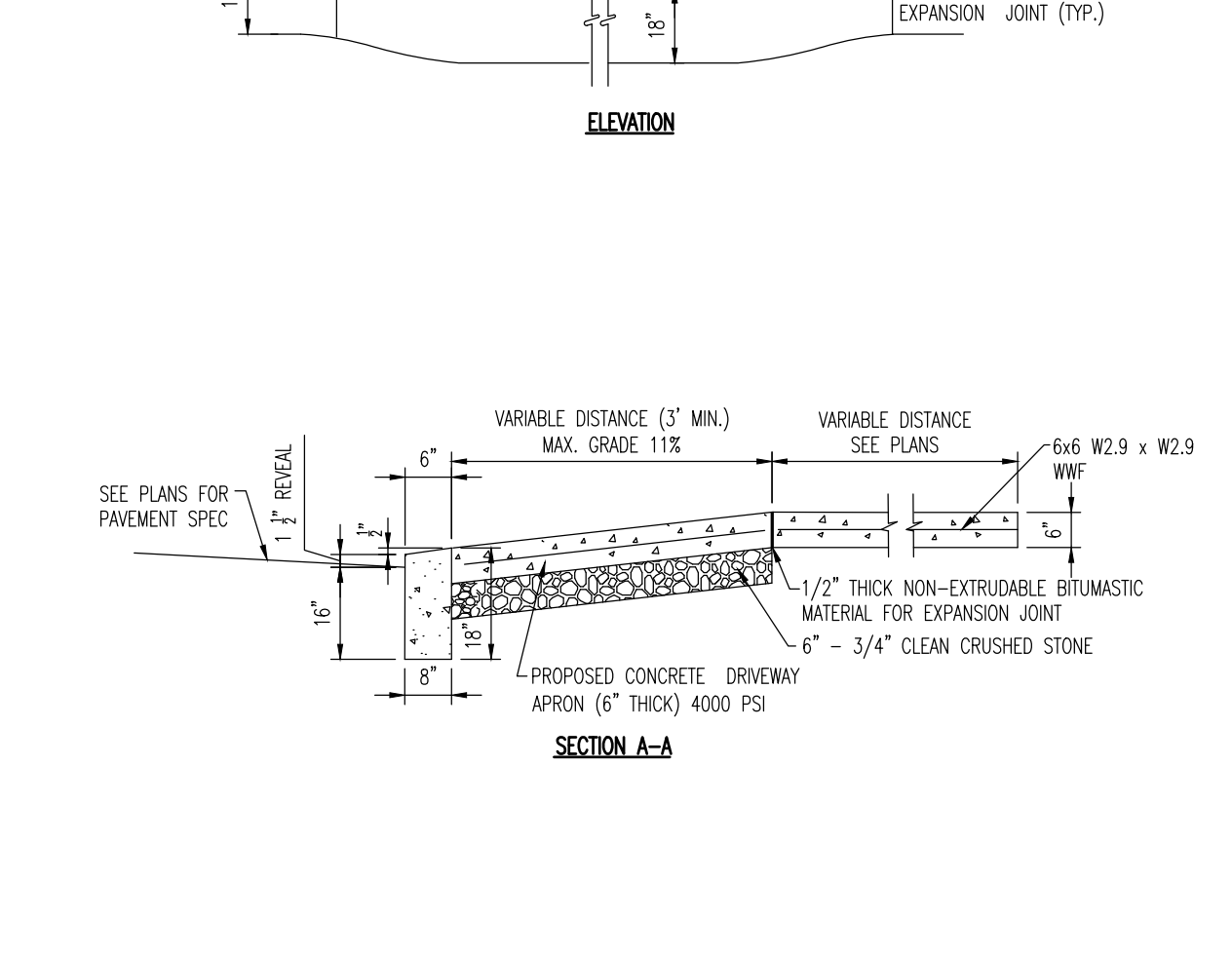
UTILITY SERVICE TRENCH DETAIL



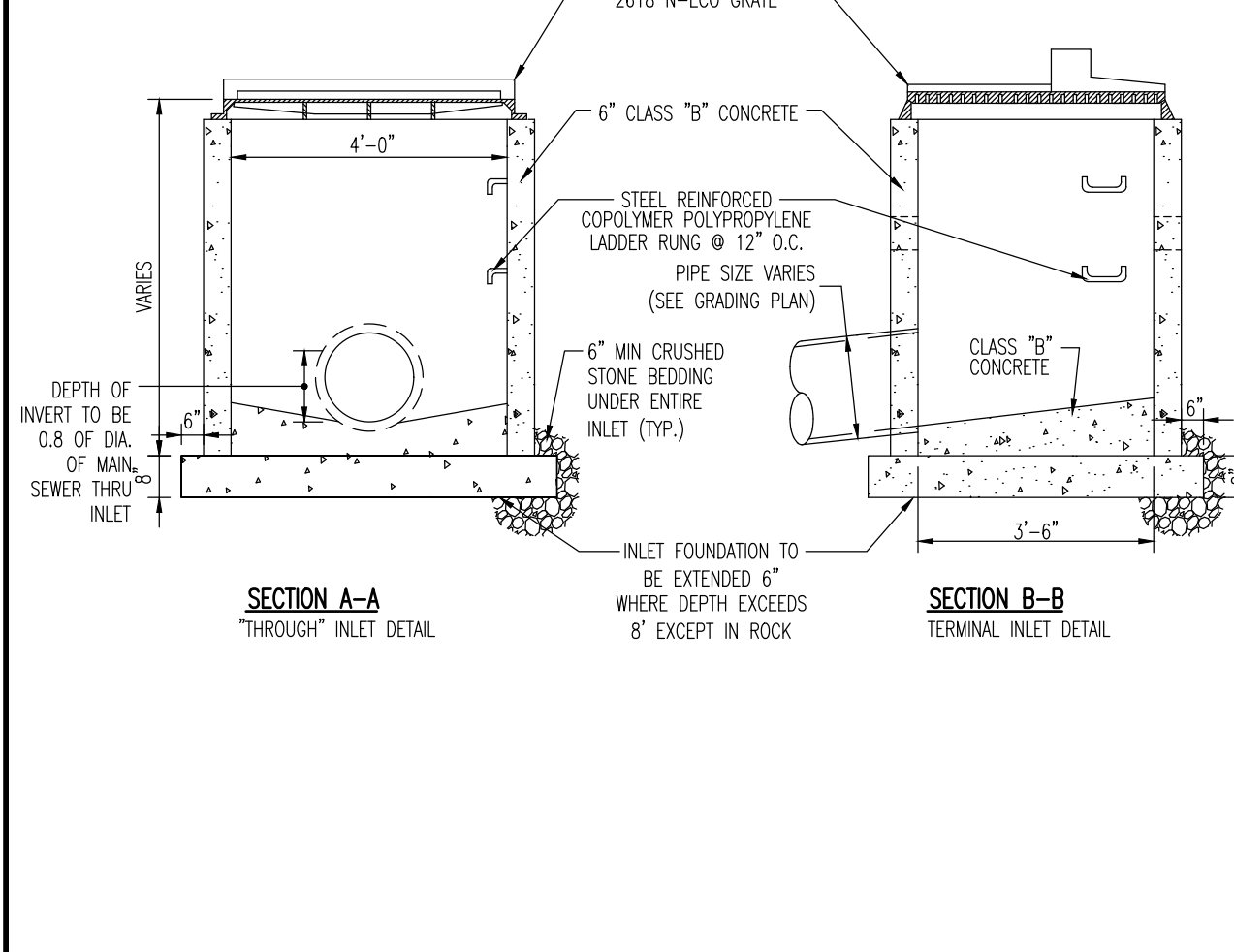
CANCELL FOUNDATION NO. _____



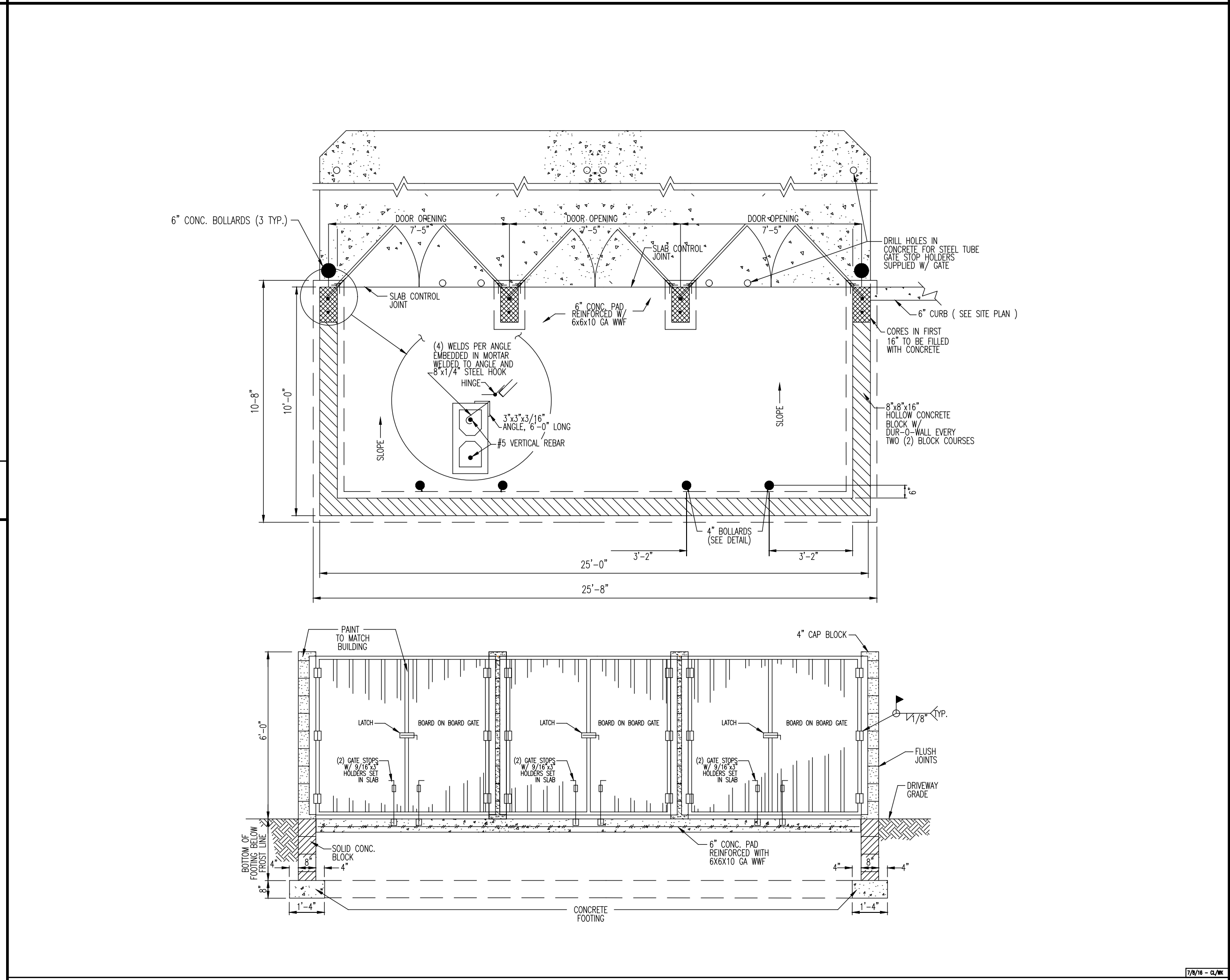
STORM SEWER TRENCH DETAIL



DEPRESSED CURB & CONCRETE APRON AT DRIVEWAY DETAIL



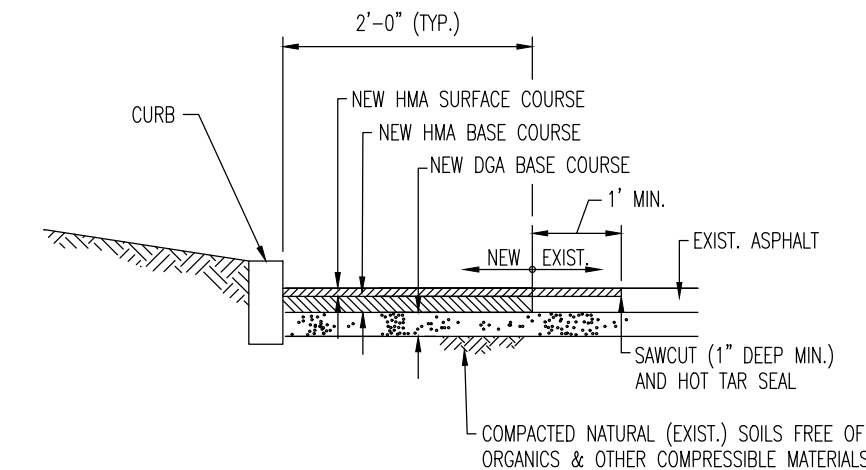
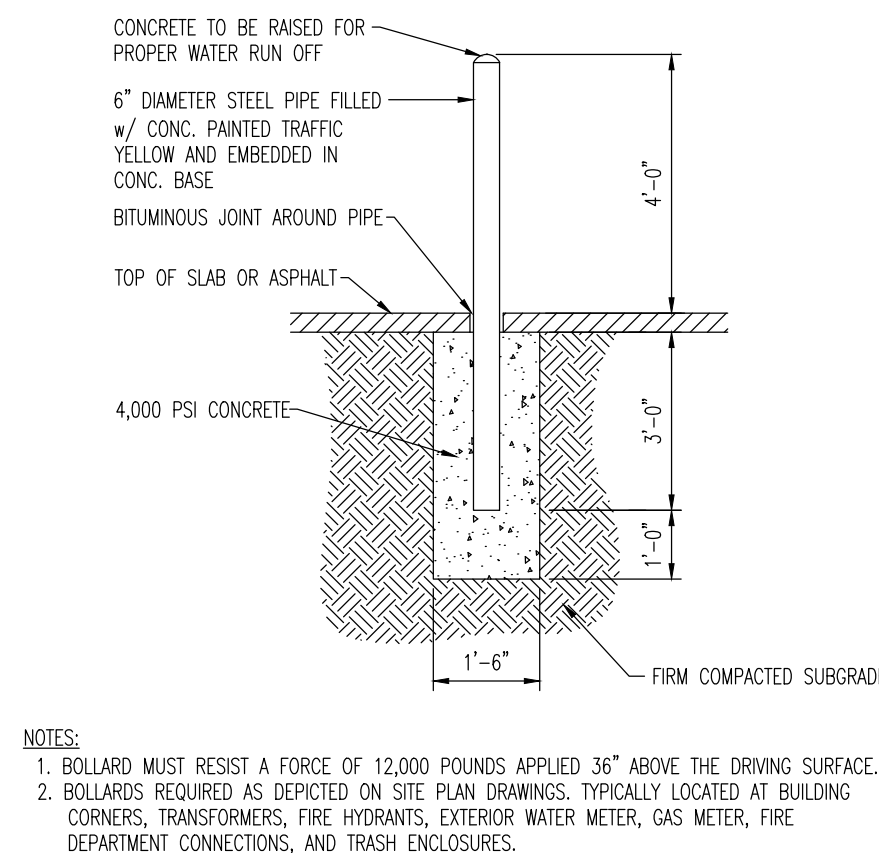
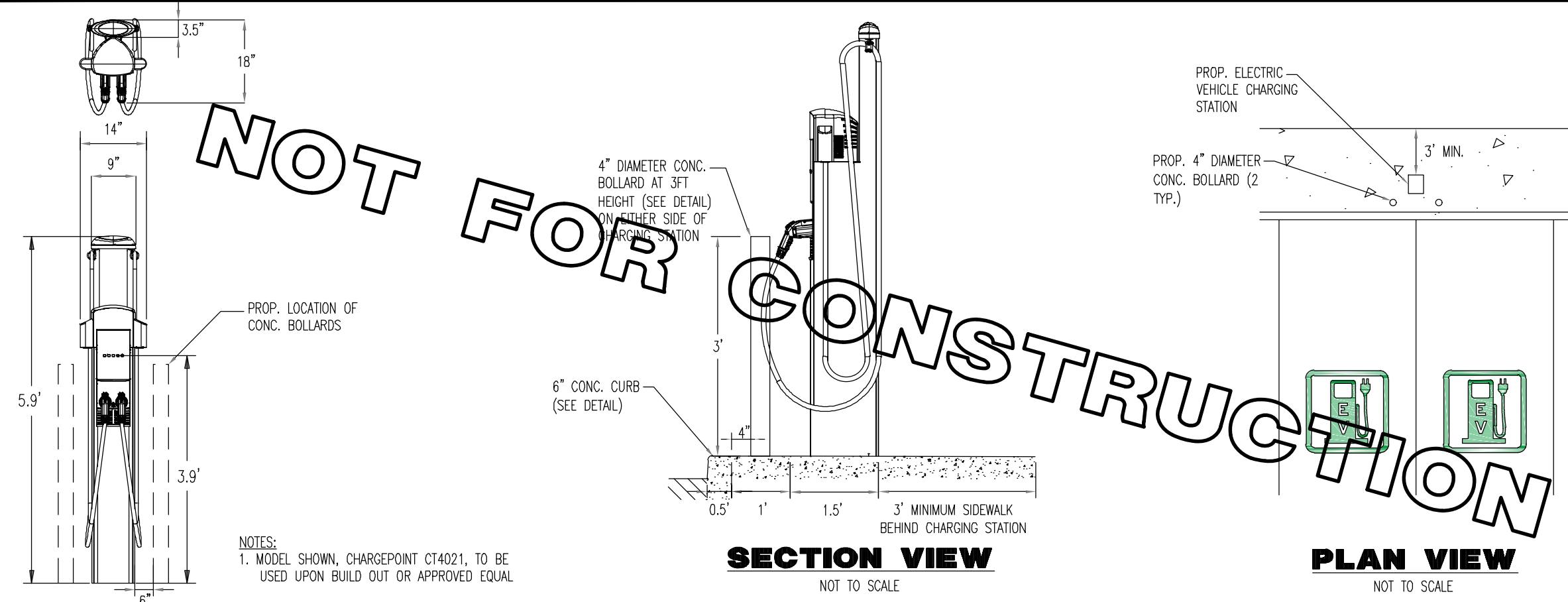
TYPE 'B' INLET



MASONRY TRASH/BOARD-ON-BOARD GATE ENCLOSURE DETAIL

[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION			
 DYNAMIC ENGINEERING		1904 Main Street Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamicme.com	
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TITLE: CONSTRUCTION DETAILS			
PROJECT: MPB REALTY, LLC BROOKLYN POPS & IHOP RESTAURANT PLOT 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		JOB NO: 1021-99-025 DATE: 06/07/2024 DRAWN BY: NSR DESIGNED BY: DG/MW CHECKED BY: MJB PROJECT: —	
MATTHEW J. BERSCH		ROBERT P. FREUD	
PROFESSIONAL ENGINEER NEW JERSEY NO. 54522		PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938 WWW.CAL-811.COM	
		 811 CALL BEFORE YOU DIG ALL STATES REQUIRE REPAIR OF DAMAGE TO UTILITIES. OR IF PERSON REFUSES TO OBTAIN THE SERVICE, SERVICE PROVIDER IS NOT RESPONSIBLE.	
		OF 21	
		Rev. # 0	

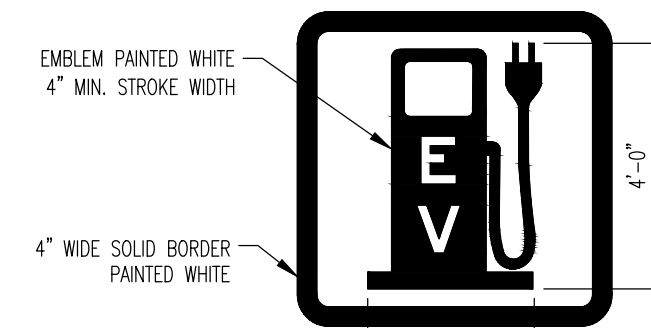
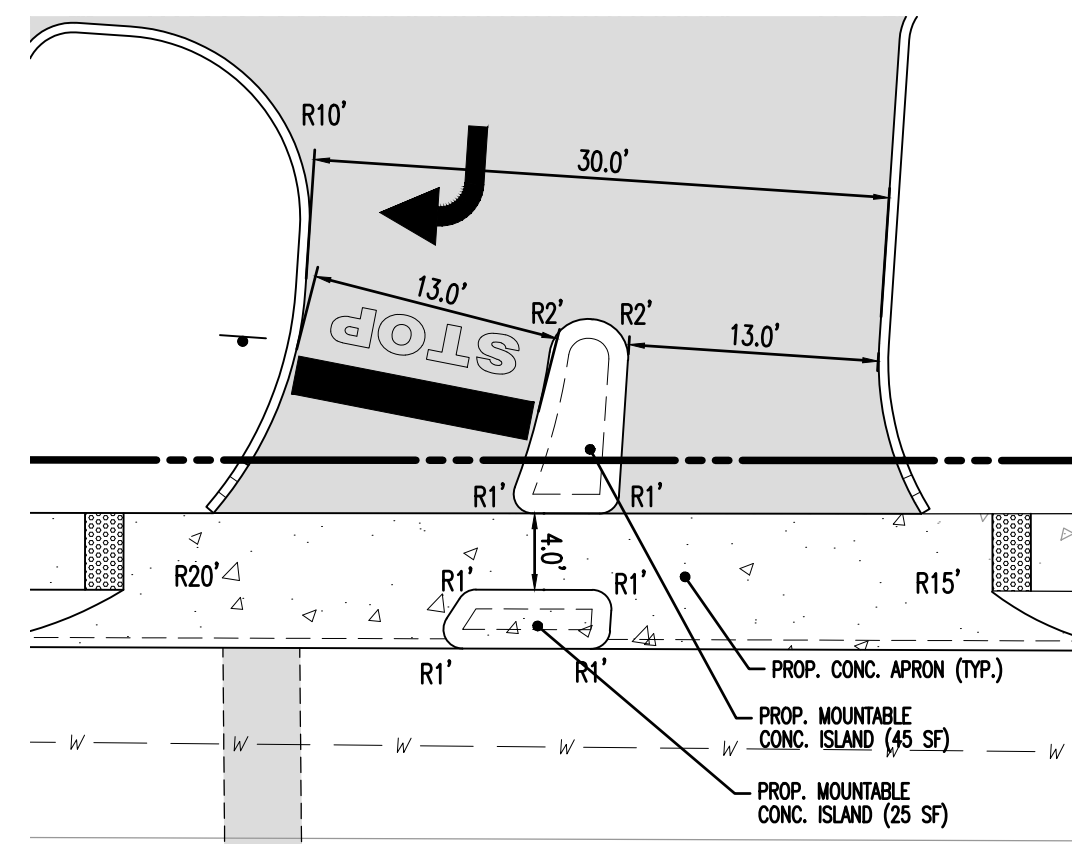
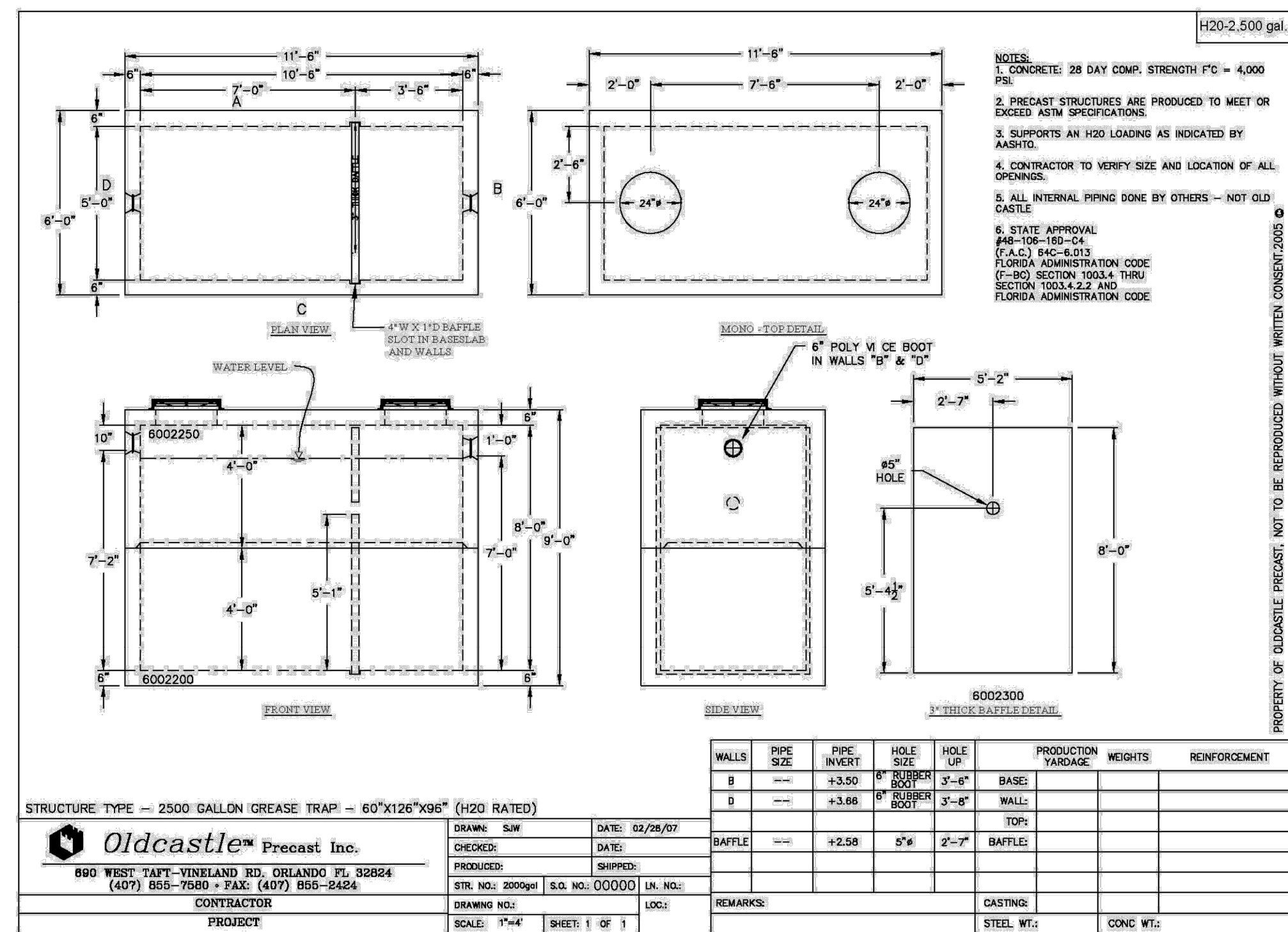


ELECTRIC VEHICLE CHARGING STATION (DUAL CHARGERS)

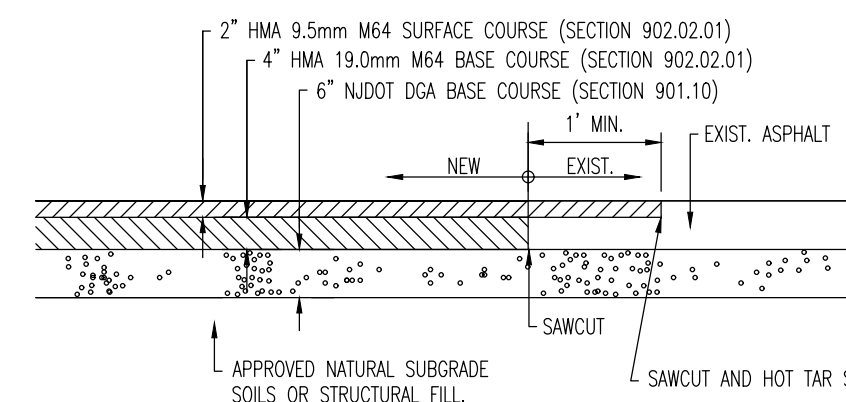
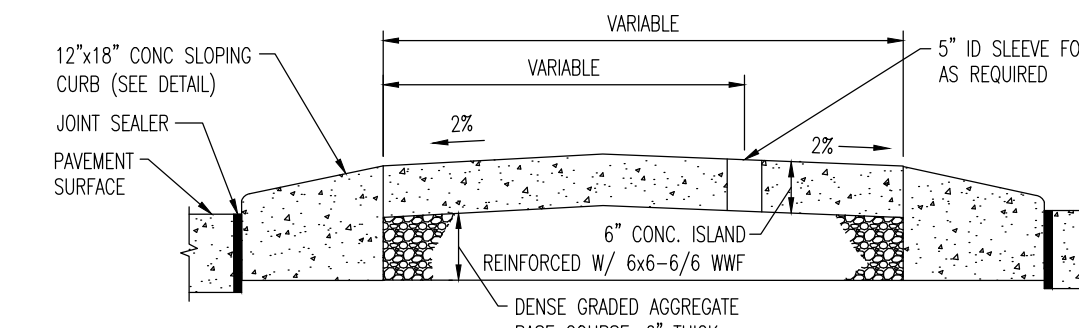
6" BOLLARD DETAIL
NOT TO SCALE

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

FULL DEPTH PAVEMENT REPAIR DETAIL
NOT TO SCALE



PAINTED ELECTRIC VEHICLE (EV) CHARGE STATION PARKING SYMBOL DETAIL



- NOTES:
- SOLIDS OR STRUCTURAL FILL
1. ALL PAVEMENT SECTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2018.
2. OWNER SHALL CONTACT AND ENGAGE DYNAMIC EARTH, LLC, TO INSPECT AND TEST SUBGRADE SOLIDS. CONTRACTOR SHALL PROVIDE DYNAMIC EARTH WITH ACCESS TO ALL EXISTING AND PROPOSED EARTH-CONCRETE AT ONSET OF CONSTRUCTION TO CONFIRM REQUIREMENTS AND COORDINATE INSPECTIONS.
3. SUBGRADE SOLIDS SHALL BE APPROVED BY DYNAMIC EARTH, LLC. APPROVED NATURAL SOLIDS SHALL BE COMPACTED AND PROFILESOLDED WITH A LOADED TANDDEM 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. ALL STRUCTURAL FILL AND STABILIZED 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.

MOUNTABLE CONCRETE ISLANDS
NOT TO SCALE

MOUNTABLE CONCRETE ISLAND 6" THICK

STANDARD DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE



1904 Main Street
Lake Como, NJ 07719
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F: 732.974.3521
www.dynamiccc.com

Offices conveniently located in:

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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: 561.921.1850
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 & IHOP 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: 06/07/2024
DRAWN BY: DXC	SCALE: (H) NOT TO (V) SCALE

MATTHEW J. BERSCH

ROBERT P. FREUD

DATE: _____
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 5452

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

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Know what's below
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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
ENGINEERS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT
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POPEYES LOUISIANA KITCHEN CHANNEL LETTERS DETAIL
NOT TO SCALE

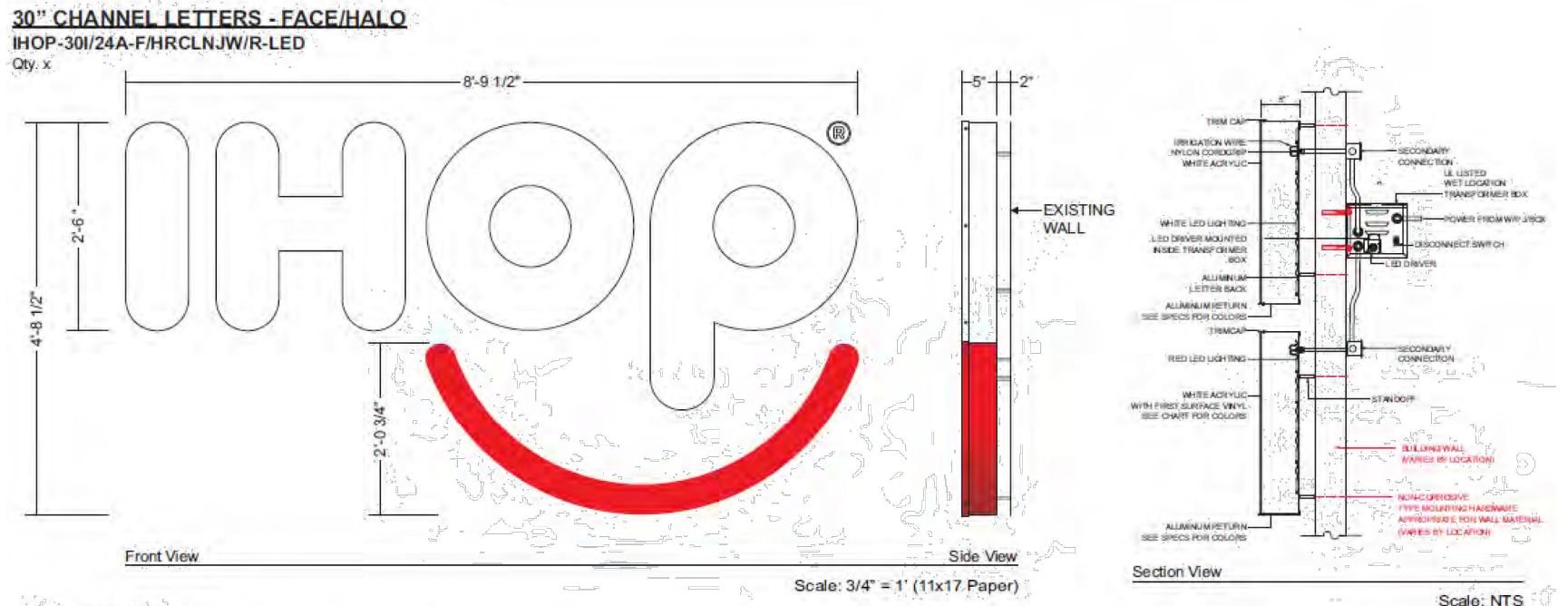
DRIVE-THRU CANOPY W/SPEAKER & CONF. BOARD
NOT TO SCALE

CLEARANCE SIGN
NOT TO SCALE

POPEYES FAMOUS LOUISIANA CHICKEN GRAPHIC DETAIL
NOT TO SCALE

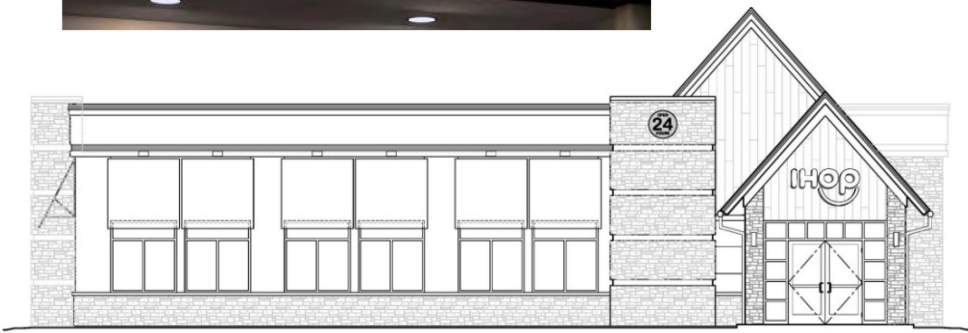
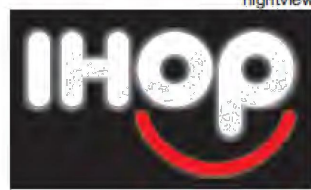
POPEYES CHANNEL LETTERS DETAIL

NOT TO SCALE



- SPECIFICATIONS**
- A** Internally illuminated channel letters to be fabricated with stapled aluminum with pre-finished white interiors and polycarbonate backs with nuts.
 - B** IHOP faces to be White acrylic. IHOP channel letter returns are to be pre-finished White. IHOP channel letter faces fitted with 1" White prefinished trimcap.
 - C** RIBBON face to be White acrylic with first surface 3M 3630-143 Red vinyl. RIBBON channel letter returns painted to match PMS 1795C. RIBBON channel letter face fitted with 1" prefinished Red trimcap.
 - D** IHOP letters illuminated with White LEDs. RIBBON letter illuminated with Red LEDs. All wiring UL approved - Power supplies to be remote.
 - E** Mount to letters with 2" standoffs to fascia with non-combustible type mounting hardware appropriate for wall material.

COLOR LEGEND	
White	3M 7725-613
PMS 351 C	3M 2405-032
PMS 1795C	3M 3630-143



BUILDING SIGN

IHOP FACADE SIGN

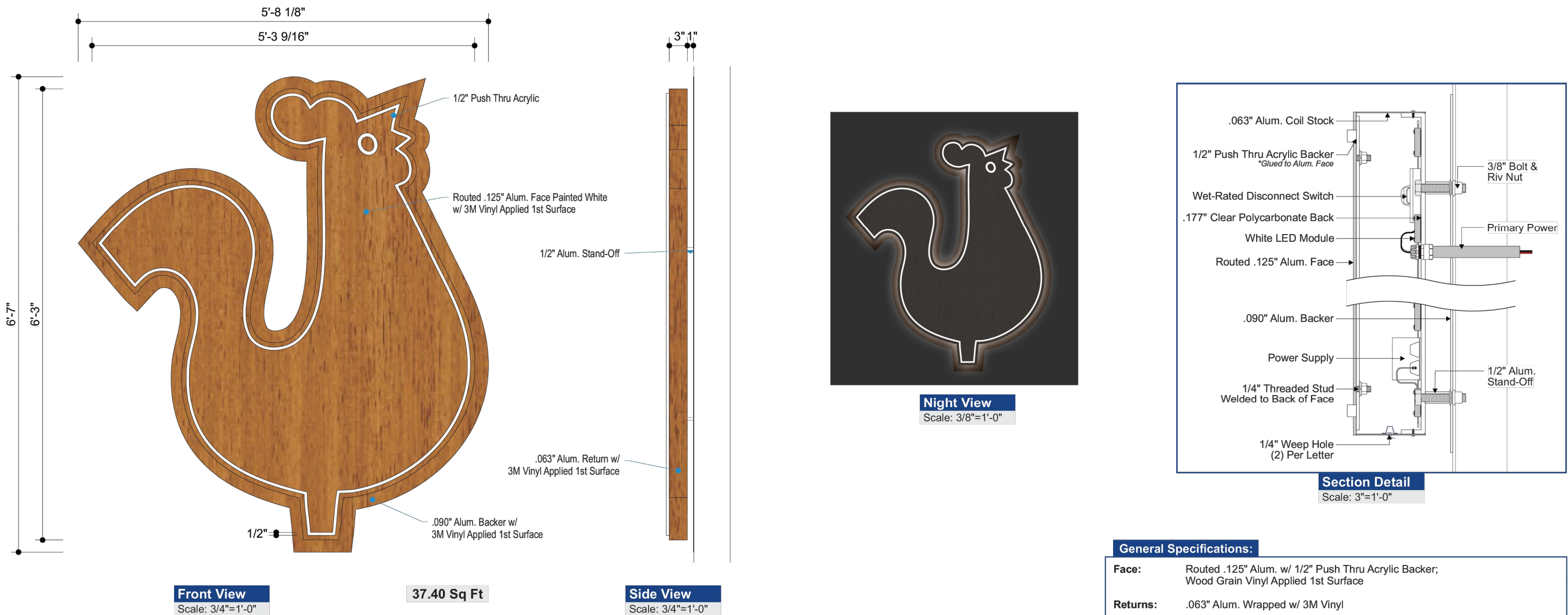
NOT TO SCALE



BUILDING SIGN

IHOP 24 HOURS SIGN

NOT TO SCALE



POPEYES POPPY LOGO DETAIL

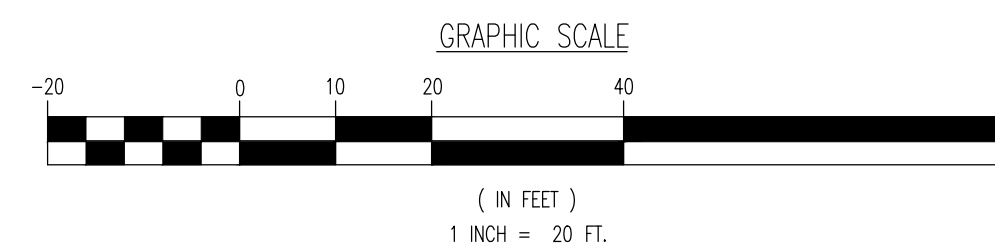
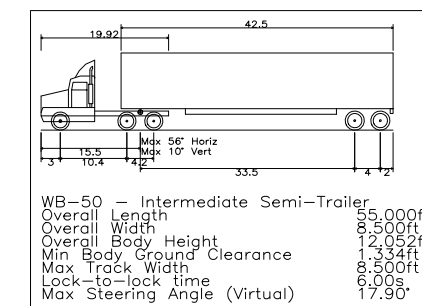
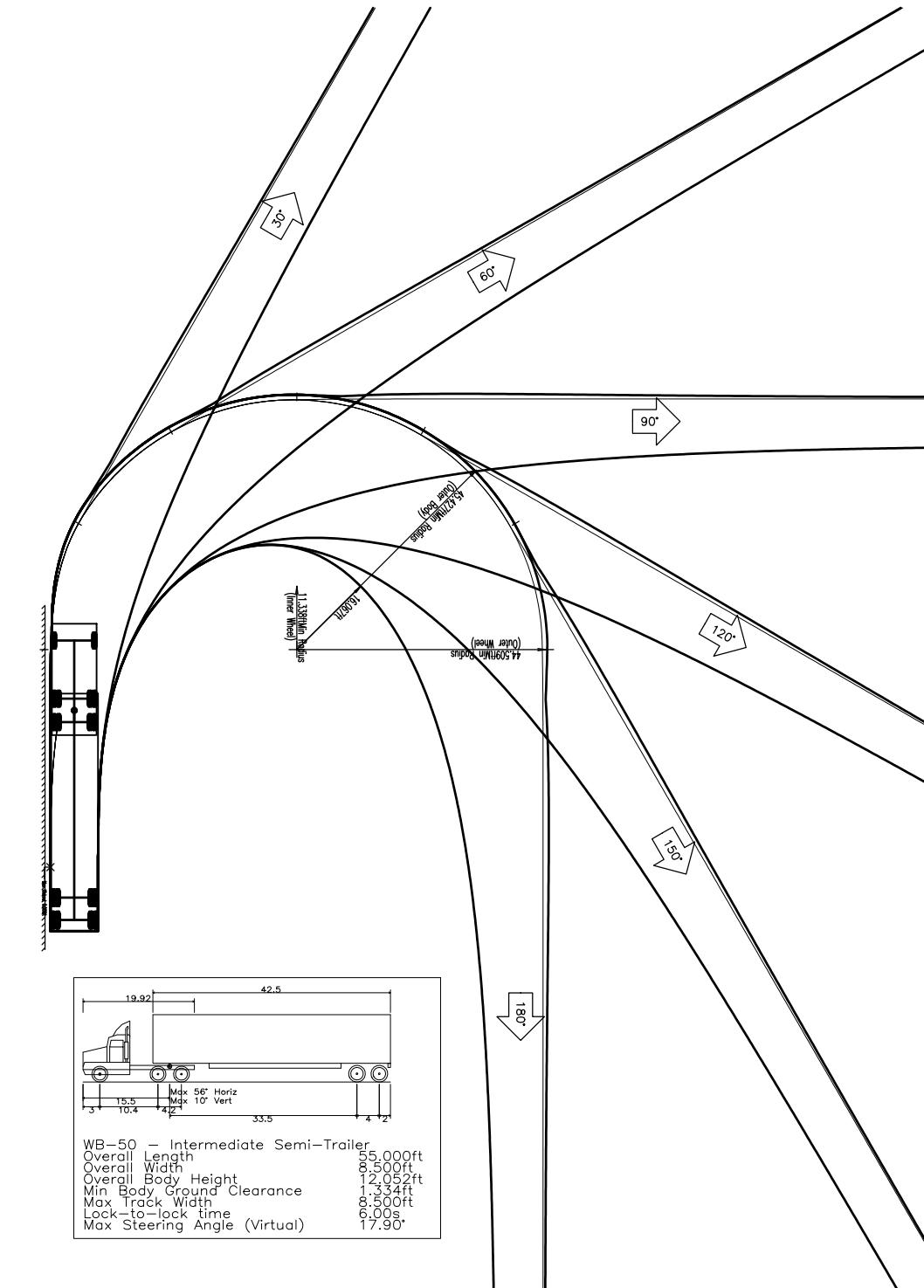
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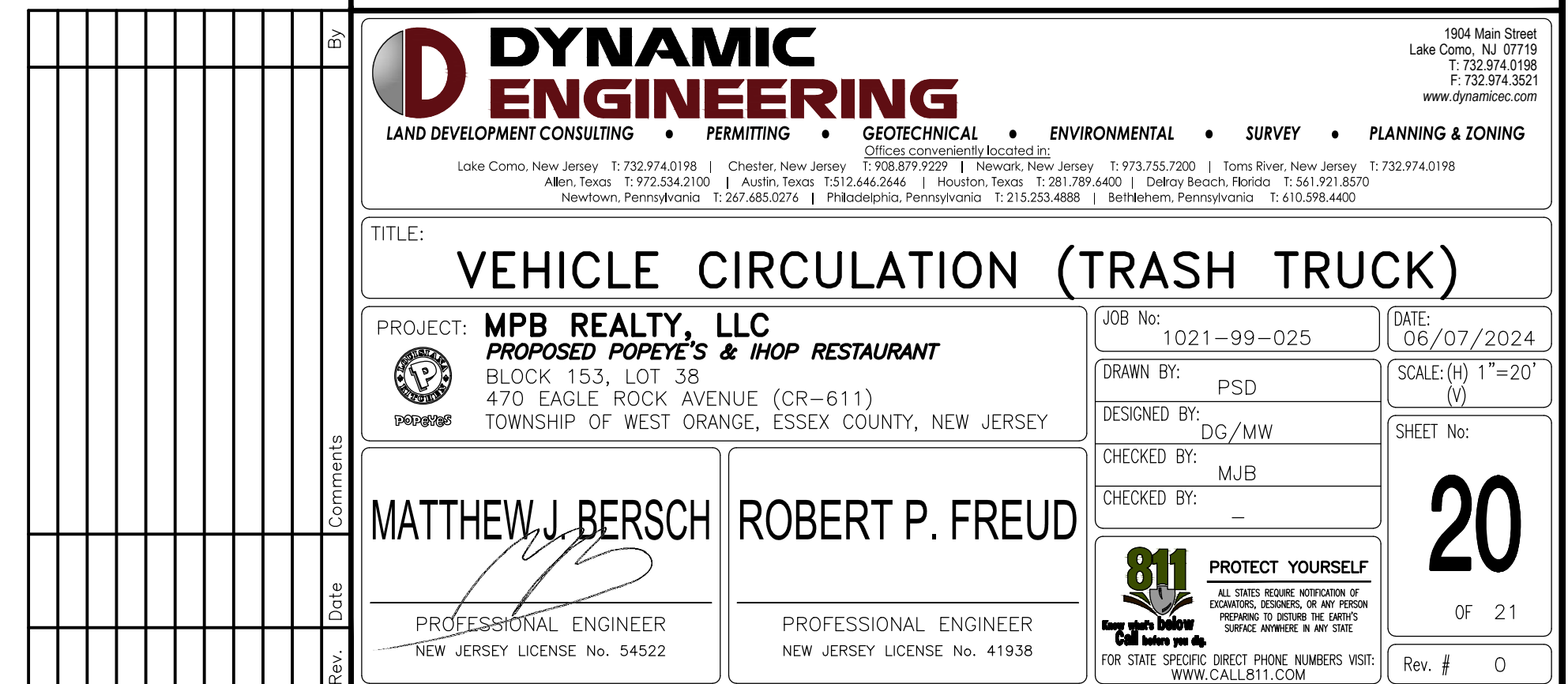
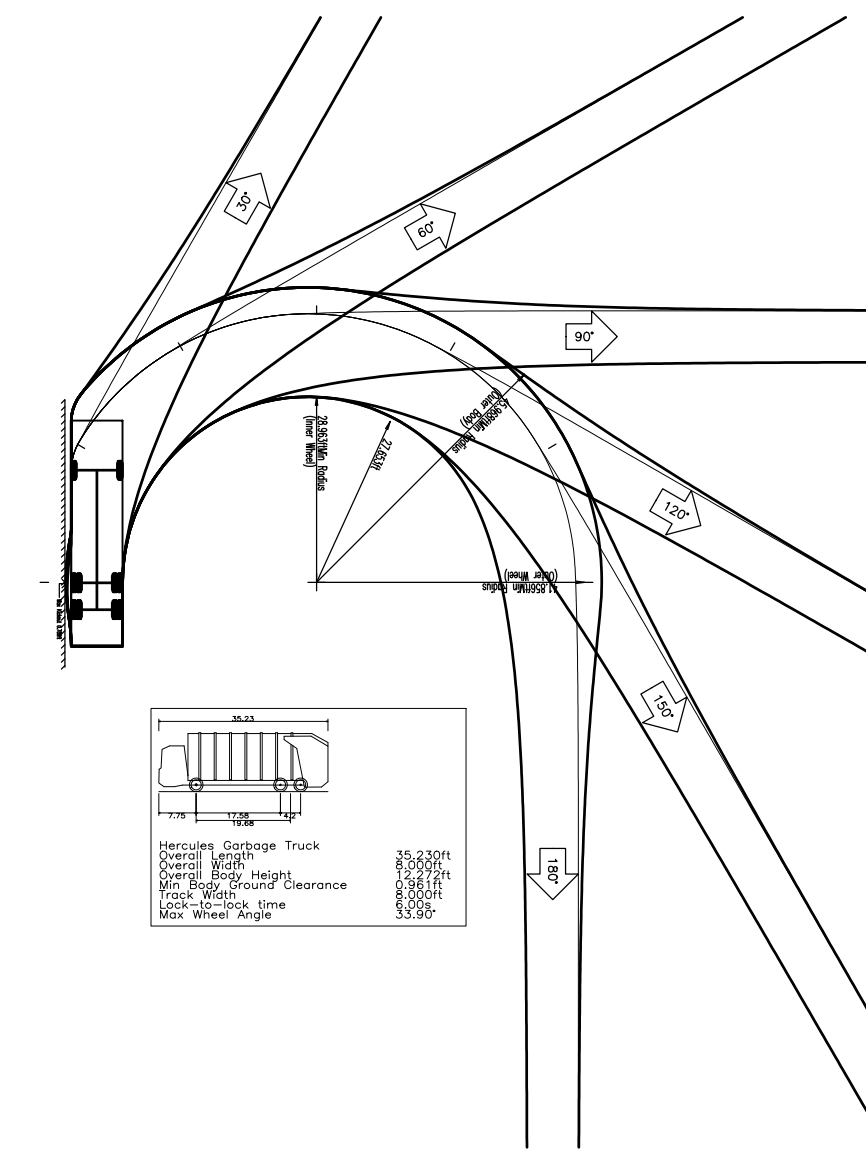
IHOP PANCAKE SIGN

NOT TO SCALE

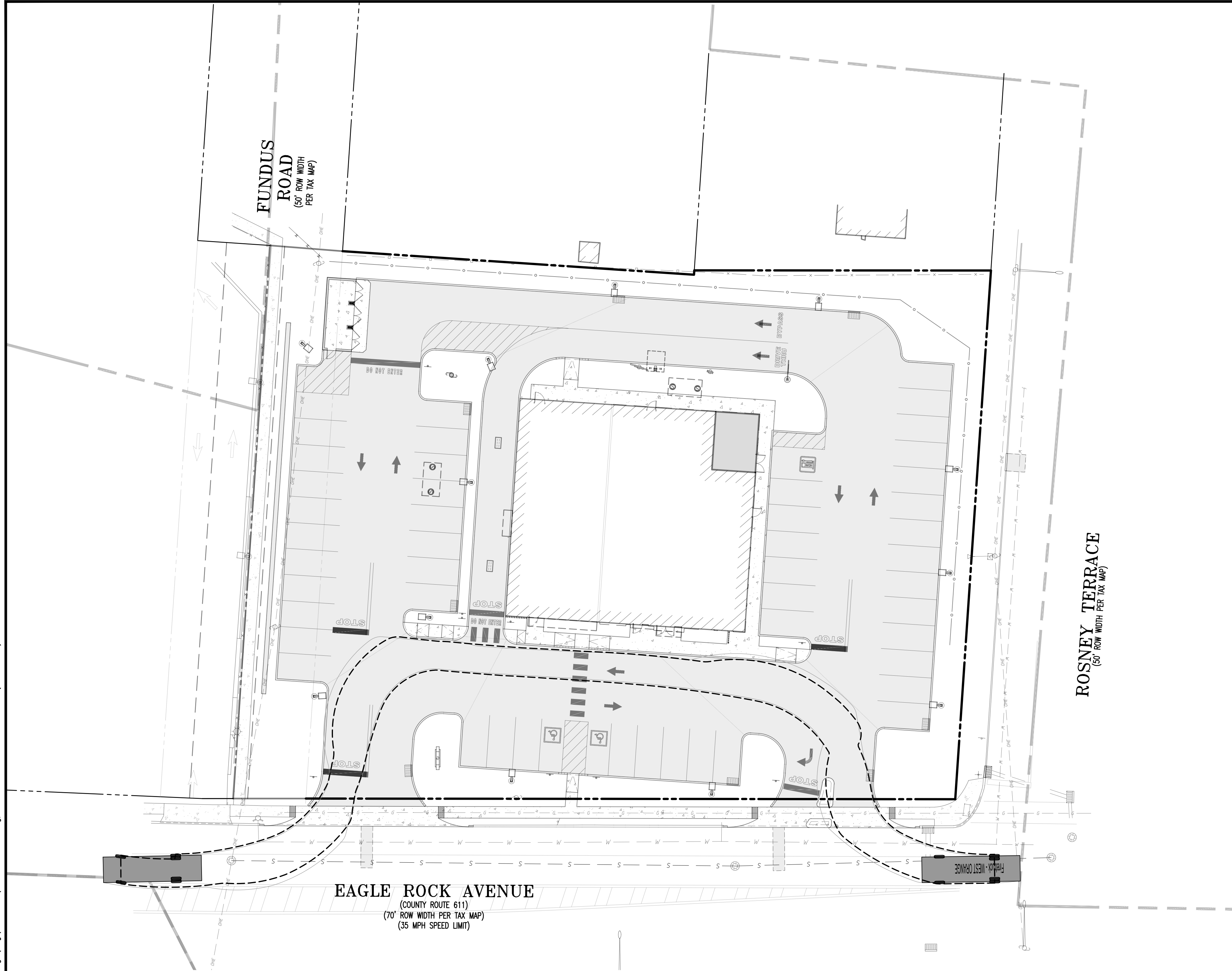
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TITLE: CONSTRUCTION DETAILS	
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT BLOCK 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1021-99-025 DATE: 06/07/2024 DRAWN BY: PSD DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: -
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
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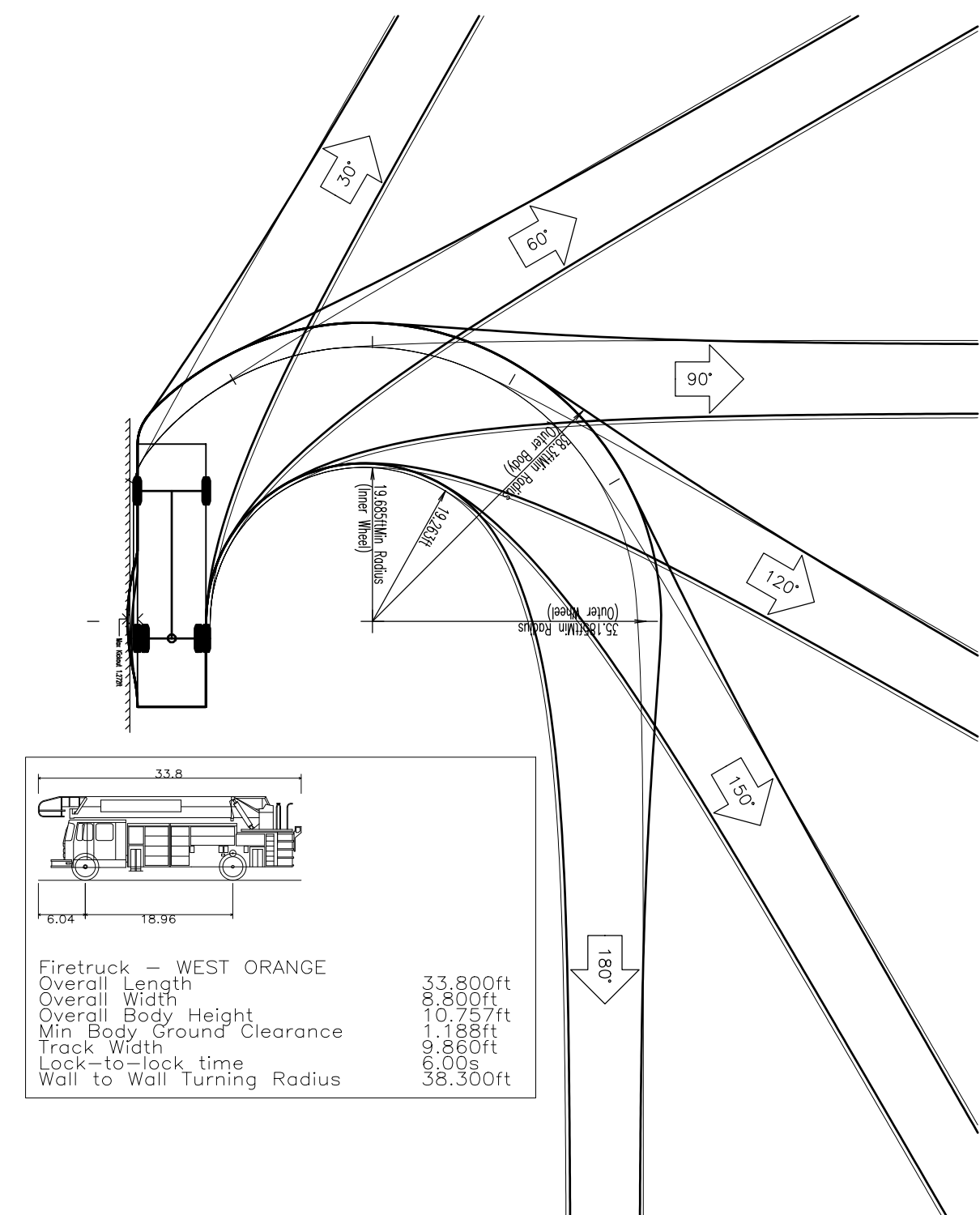
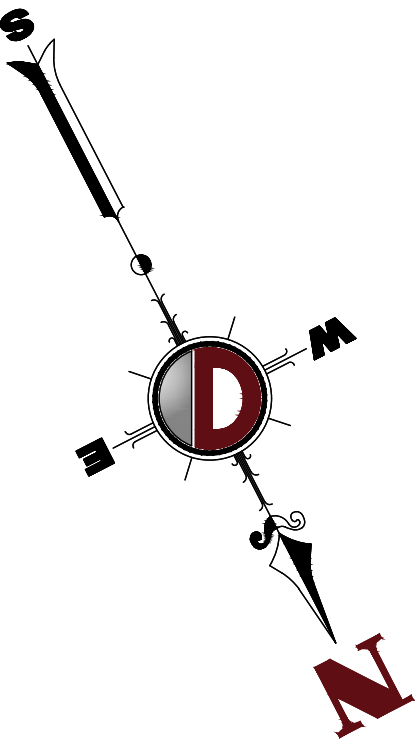
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Plotted: 06/12/24 - 4:48 PM, By: krazimir, Product Ver: 24.3a (LMS Tech)
File: \\decpc.local\decpc\Users\krazimir\Documents\PROJECTS\1021_Parkway_Network, LLC\99-025_West Orange\Drawings\Site Plans\102199025SVO.dwg, ----> 21 VEHICLE CIRCULATION (FIRE TRUCK)

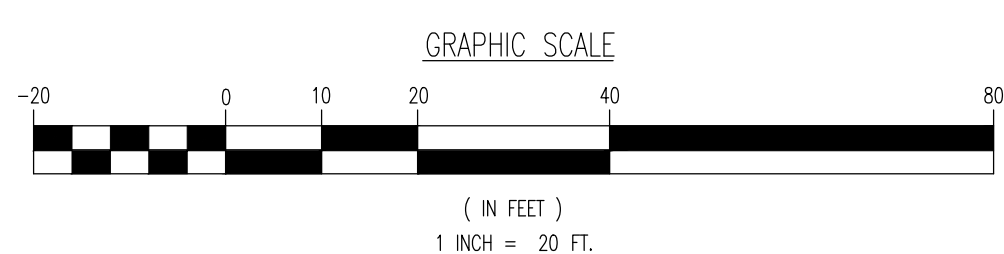


THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)

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



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TITLE: VEHICLE CIRCULATION (FIRE TRUCK)	
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT	JOB No: 1021-99-025
470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	DATE: 06/07/2024
DRAWN BY: PSD	SCALE: (H) 1"=20' (V)
DESIGNED BY: DG/MW	SHEET No:
CHECKED BY: MJB	21
CHECKED BY: -	OF 21
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