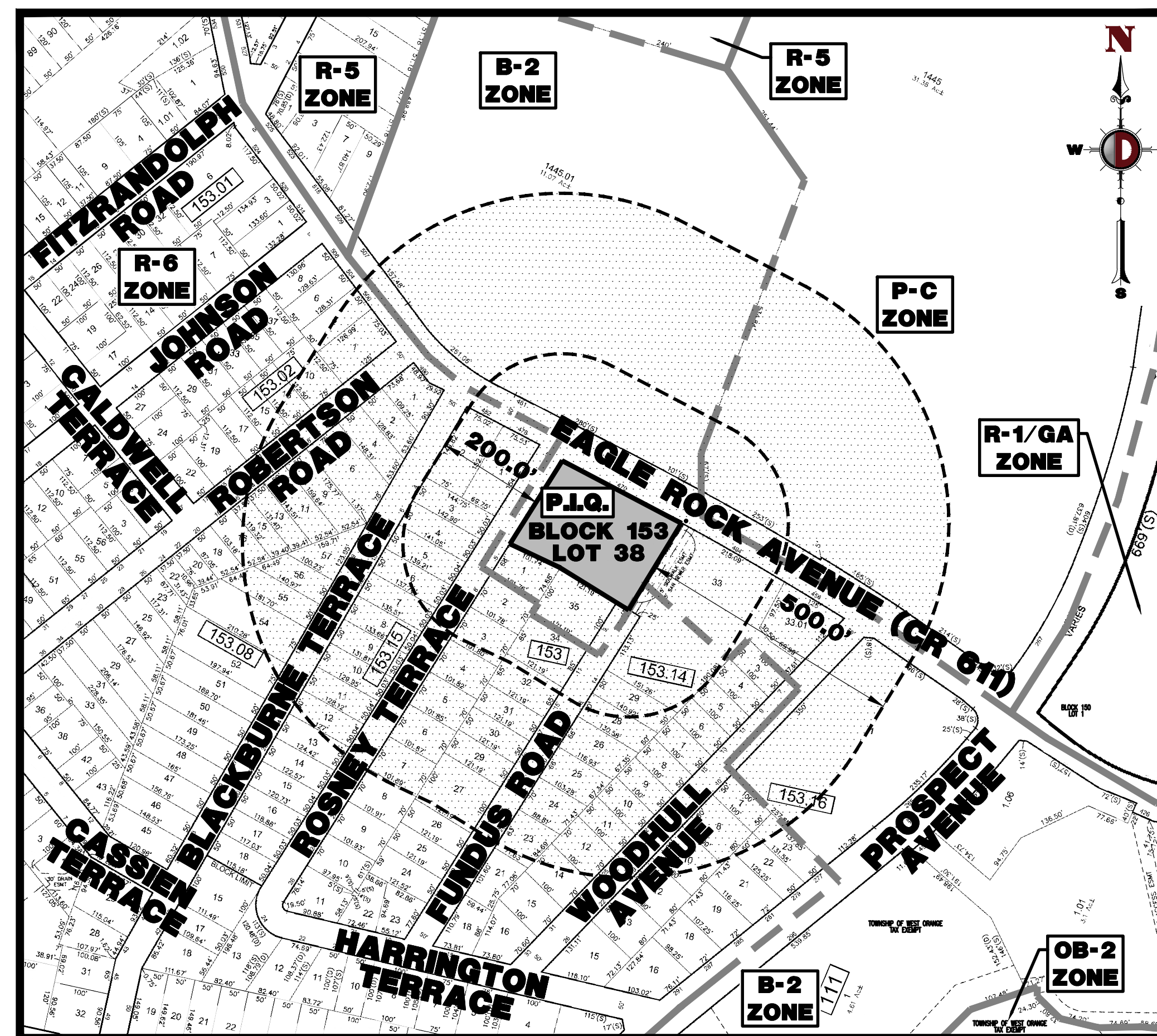


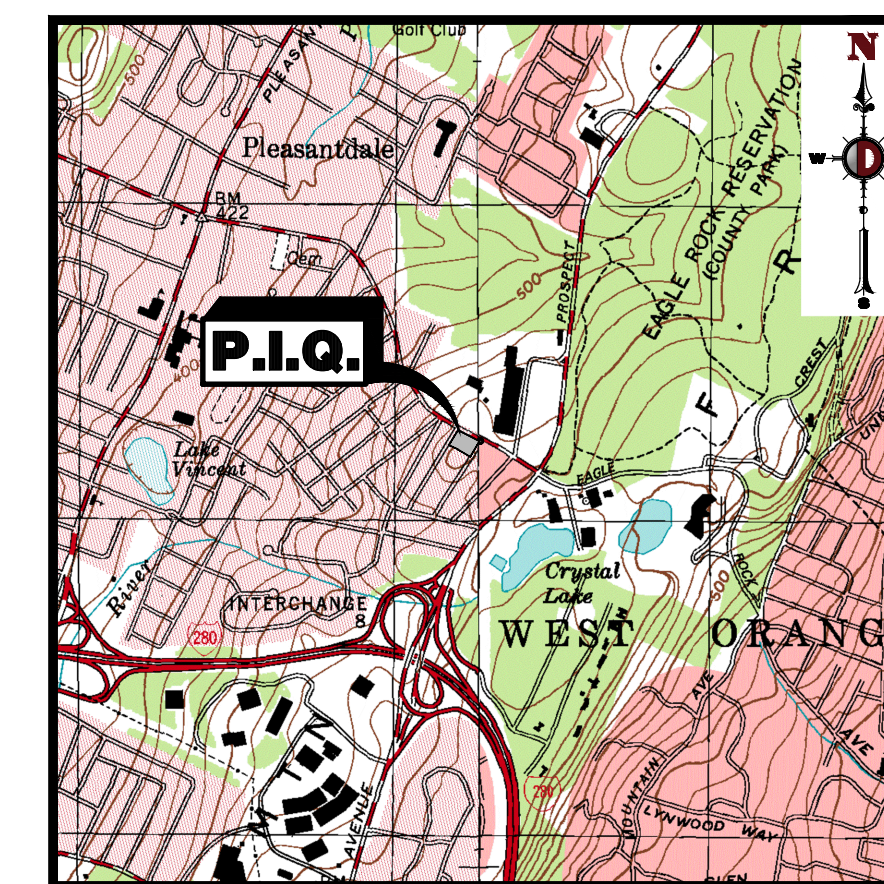
PRELIMINARY AND FINAL SITE PLAN
FOR
MPB REALTY, LLC
PROPOSED POPEYES RESTAURANT & IHOP RESTAURANT
BLOCK 153, LOT 38; TAX MAP SHEET #84 - LATEST REV. DATED 08-01-2011
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
WEST ORANGE PLAZA, P.O. BOX 338 PLAINFIELD, NJ 07061	152.01	1445	SL 468 EAGLE ROCK AVE LLC 785 MORRIS TPK 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 & COPPE, MICHELLE 478 EAGLE ROCK AVE WEST ORANGE, N.J. 07052	153.15	1
ISMAIL, 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	SNEDEC, RODDY & GLENAH 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 4 BLACKBURNE TERRACE WEST ORANGE, N.J. 07052	153.15	4
ALTUNKAYA, EMRAH & FIDEN 15 FUNDUS ROAD WEST ORANGE, N.J. 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, N.J. 07052	153	34	ON, AKANN R. & MERCY N. 10 BLACKBURNE TERR WEST ORANGE, NJ 07052	153.15	6
WRIGHT, BARRY N. & HELEN 9 FUNDUS WEST ORANGE, NJ 07052	153	35	KARLSEN, ALEXANDER & KERYN RYAN 12 BLACKBURNE TERR WEST ORANGE, NJ 07052	153.15	7
23C REAL ESTATE LLC 335 MAIN ST, #236 MADISON, NJ 07940			ALSO TO BE NOTICED:		
CATALANO, GAETANO 9 WOODHILL AVENUE WEST ORANGE, NJ 07052	153.14	4	PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA 16B NEWARK, NJ 07102		
DIAT, BERTHA 11 WOODHILL AVE WEST ORANGE, NJ 07052	153.14	5	NEW JERSEY AMERICAN WATER COMPANY 167 JOHN F. KENNEDY PARKWAY SHORT HILLS, NJ 07078		
ABDELATIZ, HOSSAM & AHMED, IJHAN 13 WOODHILL AVENUE WEST ORANGE, NJ 07052	153.14	6	COMCAST CABLEVISION 803 PARKWAY AVENUE UNION, NJ 07083		
WHITE, MARCOS & SANDRA L. 16 FUNDUS ROAD WEST ORANGE, N.J. 07052	153.14	28	VERZON 1 VERZON WAY BASKING RIDGE, NEW JERSEY 07920-1025		
LORENZANA, ROSEMARIE & ANGELO 14 FUNDUS ROAD WEST ORANGE, NEW JERSEY 07052	153.14	29	TOWNSHIP OF WEST ORANGE MUNICIPAL BUILDING 66 MAIN STREET WEST ORANGE, NJ 07052		



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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ZONING BOARD OF ADJUSTMENT APPROVAL	
APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	
CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

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

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REV.	DATE	REV. PER TOWNSHIP & SCD COMMENTS	REV. PER TOWNSHIP & SCD COMMENTS	R/P/C	R/P/C	BY
2	02/24/25					
	02/18/25					

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ENGINEERING**

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Tombs River, New Jersey T: 732.974.0198

Dakota Beach, Florida T: 561.921.8570

San Antonio, Texas T: 210.533.4558

COVER SHEET

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

MATTHEW J. BERSCH

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 54522

1021-99-025

DATE: 06/07/2024

SCALE: (H) AS SHOWN

SHEET No: 1

ROBERT P. FREUD

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41938

JOB No: 1021-99-025

DESIGNED BY: N/SR

CHECKED BY: DG/MW

DATE: MJB

CHECKED BY: -

DATE: 06/07/2024

SCALE: (H) AS SHOWN

SHEET No: 1

OF 23

PROTECT YOURSELF

ALL STATE REQUIREMENTS OF ENGINEERS, ARCHITECTS, OR ANY PERSON PERMITTED TO DESIGN THE ABOVE SURFACE AND/OR IN STATE

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Plotted: 02/24/25 - 5:19 PM, By: krazimir, Product Ver: 24.3a (LMS Tech)
File: \\decpc.local\decpc\projects\1021\parish network, inc\99-025 west orange\dwg\Site Plans\0102199025SA1.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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Newtown, Pennsylvania 1-267.685.0276 | Philadelphia, Pennsylvania 1-215.253.4858 | Southampton, Pennsylvania 1-610.596.4400

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/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
PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY EXCAVATION PREPARED TO OBTAIN THE SERVICE OFFICE NUMBER IS ON THE JOB FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	
SHEET No: 2 OF 23 Rev. # 2	

Plotted: 02/24/25 = 5:19 PM, By: krazimr, Product Ver: 24.3a (LUS Tech) File: \\decpc-local\decfolders\Data\decpc projects\1021 parkin network, lc 99-025 west orange\Dwg\Site Plans\0102199025SNI.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)	15.5% (6,188 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	80.8% (36,974 SF) (E)	75.7% (34,591 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, BEING 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 CURVES. (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 GREATER 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 EIGHTEEN (18) FEET MEASURED PERPENDICULAR TO THE AXES 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 = 48 SPACES

MINIMUM ELECTRIC VEHICLE CHARGING STATION (EVCSE) REQUIREMENTS BY USE PER P.L. 2021, C. 171 (BILL 33223):

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 = 48 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. (§ 25-8.12.0) (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 LANES SHALL BE SEPARATE AND DISTINCT FROM PARKING LOT AISLES AND DRIVEWAYS BY MEANS OF DEFINED SEPARATION INCLUDING CURBING, LANDSCAPING, STRIPING SO AS TO MEET THE REQUIRED CIRCULATION AISLE STANDARDS EXCLUSIVE OF THE DRIVE-THROUGH WINDOW LANE. (§ 25-11.14A) (COMPLIES)
 - STACKING LANES SHALL HAVE SUFFICIENT LENGTH FOR A MINIMUM OF SIX (6) VEHICLES IN TOTAL FOR RESTAURANTS AND FAST FOOD RESTAURANTS AND THREE (3) VEHICLES FOR BANKS AND RETAIL USES. EACH LANE SHALL HAVE A MINIMUM WIDTH OF NINE (9) FEET. (§ 25-11.14B) (COMPLIES)

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 NOTIFICATION 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:	8 FT
	MAXIMUM SIGN HEIGHT:	16 FT
	MAXIMUM SIGN WIDTH:	6 FT
	MINIMUM SIGN FRONT SETBACK:	10 FT
BUILDING MOUNTED	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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GENERAL NOTES

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

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

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

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

JOB NO: 1021-99-025
DATE: 06/07/2024

DRAWN BY: PSD
DESIGNED BY: DG/MWW
CHECKED BY: MJB
CHECKED BY: -

SHEET No: **3**
OF 23

Rev. # 2

ALL STATES REQUIRE NOTIFICATION OF CHANGES, REVISIONS, OR ANY OTHER PREPARING TO SUBMIT THE DESIGN'S SPACE NUMBER IN THE SET.

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File: \\decpc.local\decfolders\Data\decpc projects\1021 parkin network, lc 99-025 west orange\dwg\Site Plans\0102199025SR1.dwg, ----> 04 DEMOLITION AND TREE REMOVAL PLAN

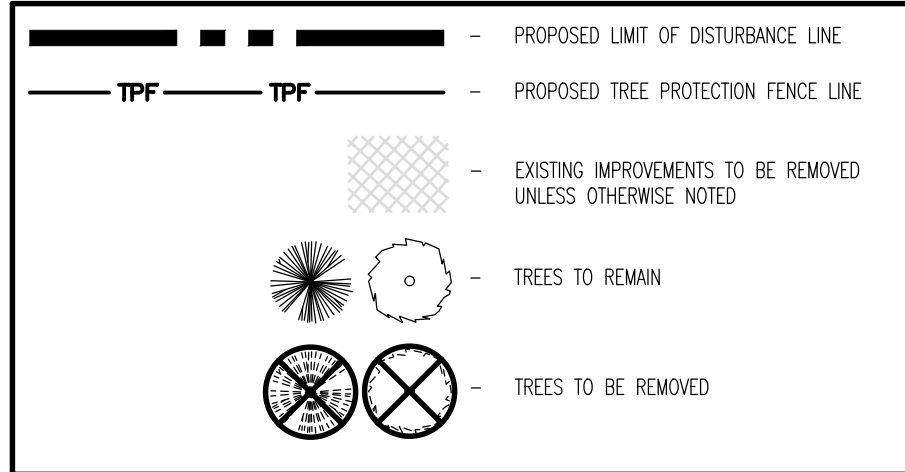
TREE REMOVAL CHART

TREE #	COMMON NAME	DBH	CONDITION	TYPE
1	CHERRY	12"	FAIR	DECIDUOUS
2	MAPLE	10"	FAIR	DECIDUOUS
3	LOCUST*	10"	FAIR	DECIDUOUS
4	MAPLE	10"	FAIR	DECIDUOUS
5	MAPLE	12"	FAIR	DECIDUOUS
6	MAPLE	10"	FAIR	DECIDUOUS
7	MAPLE	12"	FAIR	DECIDUOUS
8	MAPLE	12"	FAIR	DECIDUOUS
9	LOCUST*	12"	POOR	DECIDUOUS
10	SASSAFRASS	8"	FAIR	DECIDUOUS
11	SASSAFRASS	8"	FAIR	DECIDUOUS
12	CHERRY	6"	FAIR	DECIDUOUS
13	LOCUST*	10"	POOR	DECIDUOUS
14	LOCUST*	12"	POOR	DECIDUOUS
15	LOCUST*	10"	POOR	DECIDUOUS
16	MAPLE	12"	FAIR	DECIDUOUS
17	CHERRY	6"	FAIR	DECIDUOUS
18	CHERRY	6"	FAIR	DECIDUOUS

19	CHERRY	6"	FAIR	DECIDUOUS
20	LOCUST*	15"	POOR	DECIDUOUS
21	CHERRY	6"	FAIR	DECIDUOUS
22	MAPLE	10"	FAIR	DECIDUOUS
23	LOCUST*	15"	POOR	DECIDUOUS
24	LOCUST*	15"	POOR	DECIDUOUS
25	SERVICEBERRY	15"	POOR	DECIDUOUS
26	ARBORVITAE	6"	POOR	EVERGREEN
27	ARBORVITAE	4"	POOR	EVERGREEN
28	ARBORVITAE	4"	POOR	EVERGREEN
29	ARBORVITAE	4"	POOR	EVERGREEN
30	CYPRESS	12"	POOR	EVERGREEN
31	JAPANESE MAPLE	6"	POOR	DECIDUOUS
32	WEeping SPRUCE	6"	POOR	EVERGREEN
33	GALLERY PEAR*	15"	POOR	DECIDUOUS
34	ZELKOVA	18"	POOR	DECIDUOUS
35	ZELKOVA	24"	POOR	DECIDUOUS
36	LOCUST*	12"	POOR	DECIDUOUS
37	LOCUST*	10"	POOR	DECIDUOUS

38	TREE OF HEAVEN*	18"	POOR	DECIDUOUS
39	TREE OF HEAVEN*	10"	POOR	DECIDUOUS
40	TREE OF HEAVEN*	12"	POOR	DECIDUOUS
41	TREE OF HEAVEN*	12"	POOR	DECIDUOUS
42	LOCUST*	24"	POOR	DECIDUOUS
43	LOCUST*	30"	POOR	DECIDUOUS

DEMOLITION PLAN LEGEND



TREE REPLACEMENT CHART

DBH OF TREE BEING REMOVED	REQUIRED ACTION	PROPOSED NUMBER OF TREES BEING REMOVED COUNTED TOWARDS REPLACEMENT	REQUIRED NUMBER OF TREES FOR REPLACEMENT
4"-6"	REPLACE WITH ONE 2.5" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREE WITH A MINIMUM OF 6'-FEET TALL	5	(1) X 5 = 5 REPLACEMENT TREES AT 2.5" CAL.
6"-13"	REPLACE WITH EITHER TWO 4" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREES, OR FOUR 2.5" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREE WITH A MINIMUM OF 6'-FEET TALL	12	(4) X 12 = 48 REPLACEMENT TREES AT 2.5" CAL.
13"-22"	REPLACE WITH EITHER THREE 4" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREES, OR SIX 2.5" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREE WITH A MINIMUM OF 6'-FEET TALL	0	(3) X 0 = 0 REPLACEMENT TREES AT 4" CAL.
23"-32"	REPLACE WITH EITHER FOUR 4" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREES, OR EIGHT 2.5" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREE WITH A MINIMUM OF 6'-FEET TALL	0	(4) X 0 = 0 REPLACEMENT TREES AT 4" CAL.
TOTAL PROPOSED NUMBER OF REPLACEMENT TREES: (COMPLIES) 53 TREES - 2.5" CAL MIN 6' TALL			TOTAL REQUIRED TREES: 53 AT 2.5" CAL; MIN 6' TALL

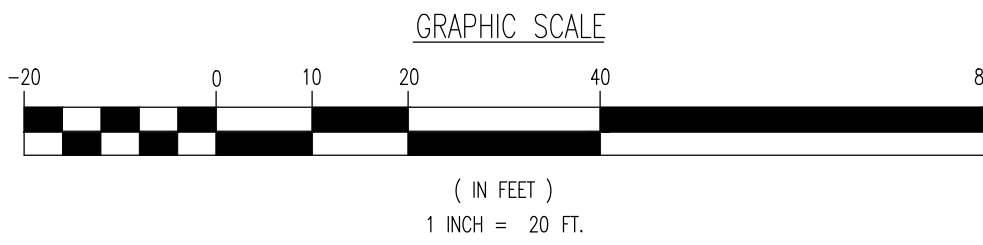
NOTE: * ALL INVASIVE SPECIES HAVE BEEN REQUESTED TO BE REMOVED BY THE TOWNSHIP ZONING BOARD ENGINEER. REPLACEMENT CALCULATIONS DO NOT INCLUDE THE REMOVED INVASIVE SPECIES.

DEMOLITION NOTES

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
- BREAK UP CONCRETE SLABS--ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
- DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, GRAVE, SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
- ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
- REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERLIE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS SHALL NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
- VERIFY THAT ALL ENVIRONMENTAL CONCERNS INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, AND TRANSFORMERS HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE ARE NOT SHOWN ON THE PLANS. REFER TO ENVIRONMENTAL REPORTS AND DOCUMENTS FOR LOCATIONS AND DISPOSAL PROCEDURES.

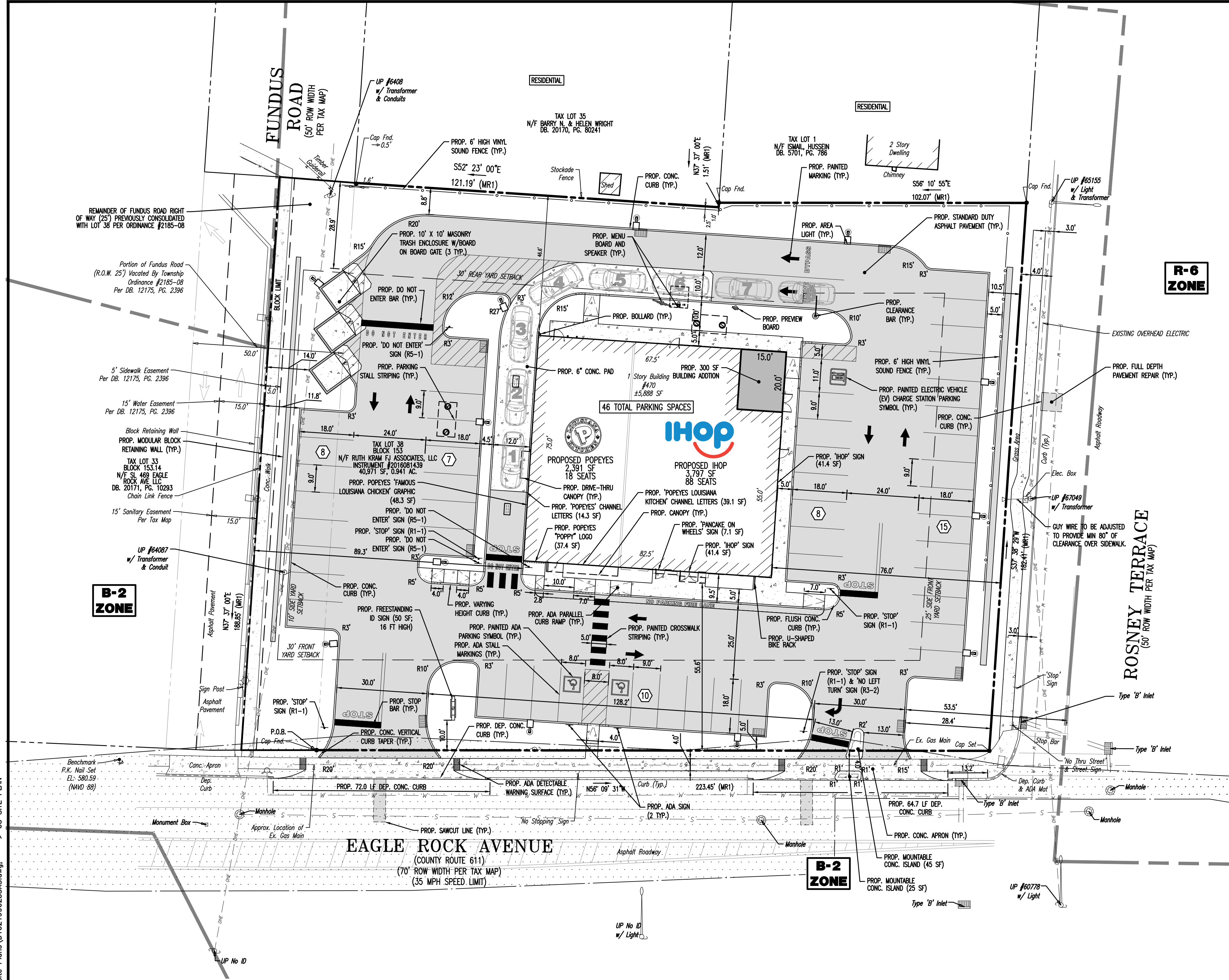
NOTES

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



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TITLE: DEMOLITION AND TREE REMOVAL PLAN			
PROJECT: MPB REALTY, LLC PROPOSED POPEY'S & IHOP RESTAURANT 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: 4 CHECKED BY: MJB PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	
ALL STATES REQUIRE REGISTRATION OF CONTRACTS, RESOURCES, OR ANY OTHER REFERENCE TO OTHERS THE SERVICE PROVIDER'S OFFICE. ADDRESS: 1000 3RD ST. NEW YORK, NY 10003 FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com			



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
ROTHSCHILD, 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%	80.9% (36,974 SF) (E)	75.7% (34,591 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

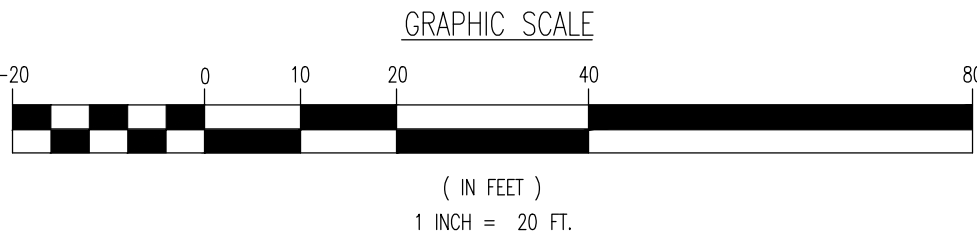
SIGN	REQUIREMENTS	ONE (1)	PROPOSED	ONE (1)
FREESTANDING	NUMBER OF SIGNS:	ONE (1)		ONE (1)
	MAXIMUM SIGN AREA:	50 SF		48 SF
	MINIMUM SIGN HEIGHT:	8 FT		16 FT
	MAXIMUM SIGN HEIGHT:	16 FT		16 FT
	MAXIMUM SIGN WIDTH:	6 FT		6 FT
BUILDING MOUNTED	MINIMUM SIGN FRONT SETBACK:	10 FT		10 FT
	NUMBER OF FACADE SIGNS:	ONE (1)		SEVEN (7) (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
				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: 229.0 SF (V)

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

PAVEMENT LEGEND

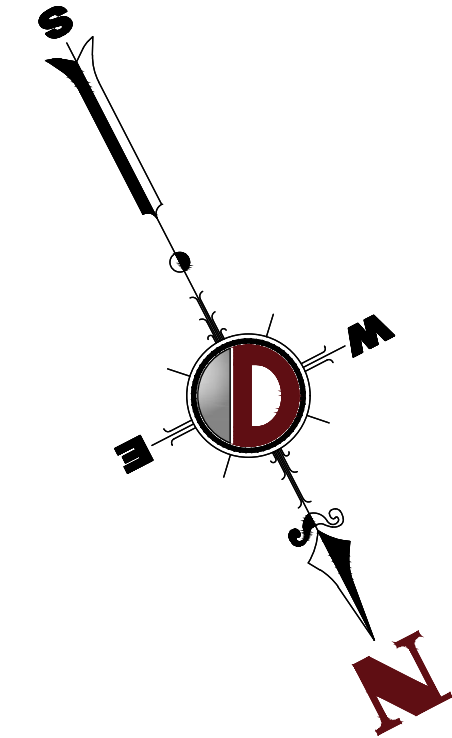
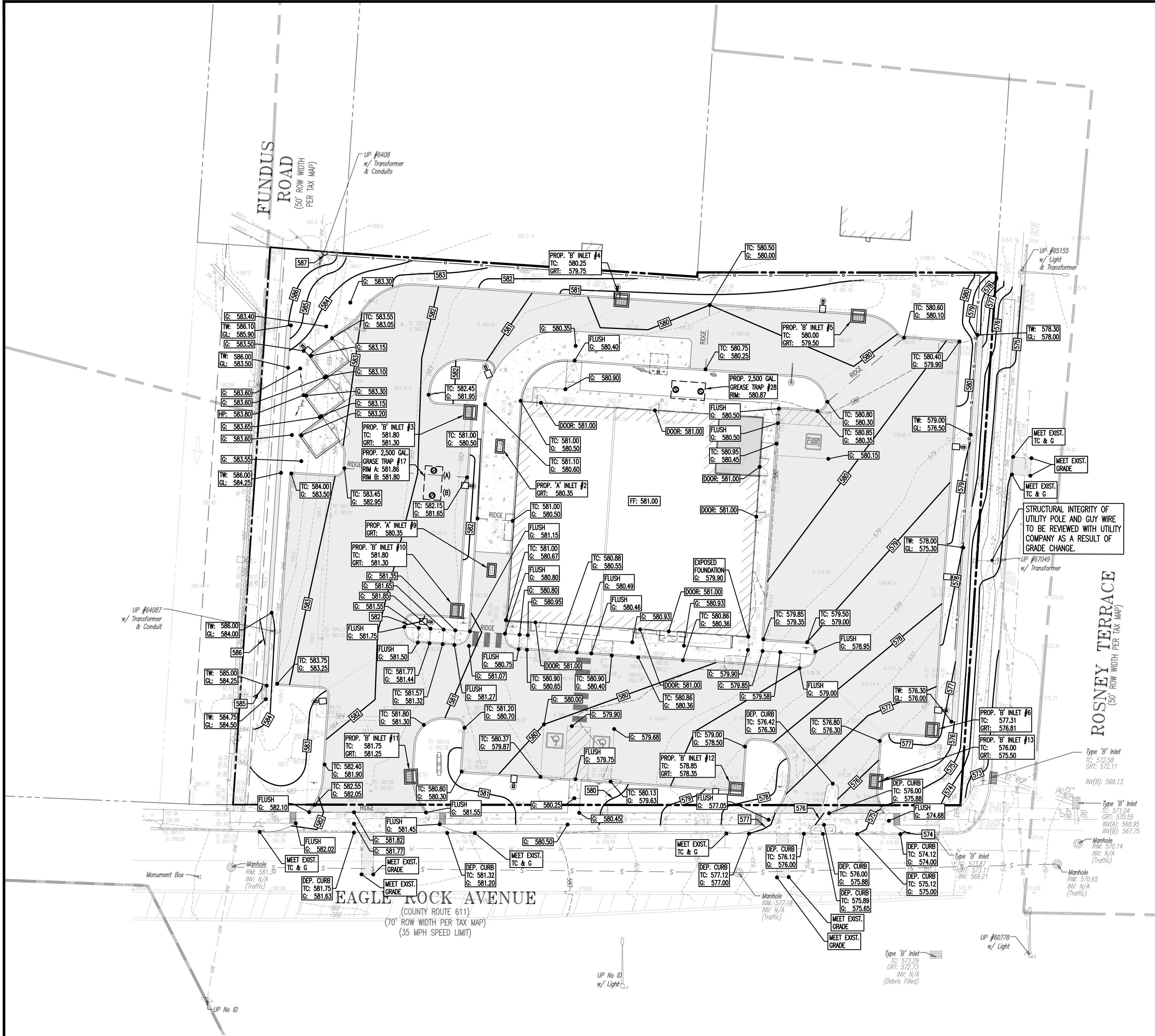
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

SEE SHEET 3 OF 23 FOR SITE PLAN NOTES



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

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TITLE: SITE 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 DRAWN BY: PSD DESIGNED BY: DG/MWW 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	
FOR STATE OFFICIALS: DIRECT PHONE NUMBERS (N.J.) WWW.CALL811.COM		811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF CONCRETE, METAL, OR ANY OTHER PREPARED TO SERVICE THE STATE'S OFFICIALS. (N.J.) WWW.CALL811.COM	
Rev. # 2		OF 23	



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. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING FOOT AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL SLAND CUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES AND 1-1/2% MIN. ON ASPHALT. TO PREVENT PONDING, ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% OUTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE 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 (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- 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

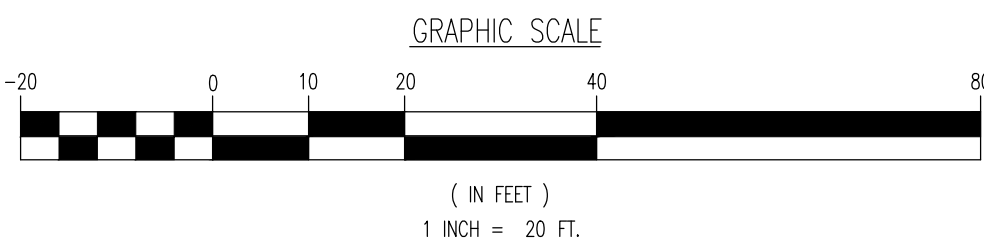
ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (NJAC 5:23-7) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

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: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- #### CURB RAMP
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEDS CROSS RAMP)
 - BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)
- #### ACCESSIBILITY PARKING STALLS
- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- #### CROSSWALKS
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- #### RAMPS
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - EXISTING RAMPS; SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 5"
 - MAX. RISE: 30"
 - MIN. CLEAR WIDTH: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

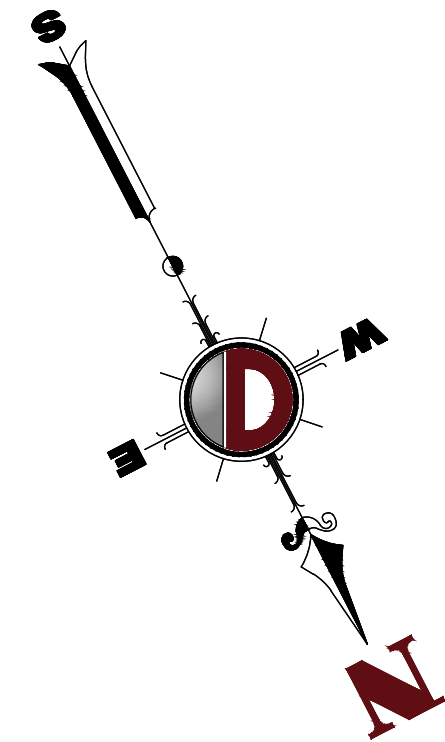
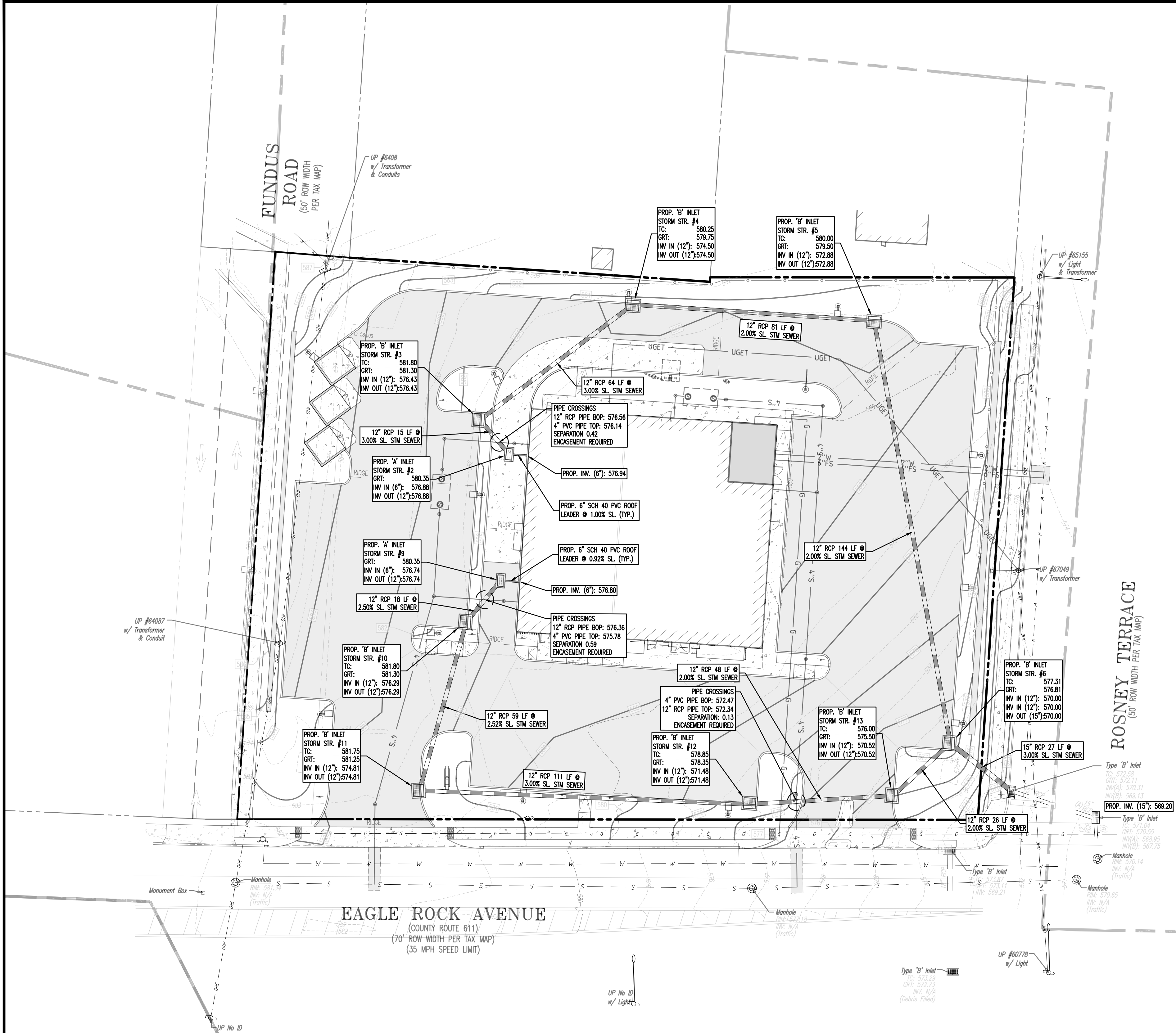
GRADING/UTILITY GRAPHIC LEGEND

	EXIST. GUY WIRE		EXIST. MONITORING WELL		PROPERTY LINE (PARCEL IN QUESTION)		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. SPOT ELEVATIONS
	EXIST. BUILDING LIGHT POLE		EXIST. FIRE HYDRANT		OFF-SITE PROPERTY LINES		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GUTTER ELEV.
	EXIST. SHOE BOX LIGHT POLE		EXIST. WATER VALVE				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF CURB ELEV.
	EXIST. COBRA LIGHT POLE		EXIST. GAS VALVE				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. FINISH FLOOR ELEV.
	EXIST. TRAFFIC SIGNAL POLE		EXIST. GAS METER				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GARAGE FLOOR ELEV.
	EXIST. MANHOLE		EXIST. ELECTRIC METER				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GRADE SPOT ELEV.
	EXIST. "A" INLET		EXIST. ELECTRIC BOX				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. "B" INLET		EXIST. CLEAN OUT				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. FINISHED FLOOR ELEV.
	EXIST. "E" INLET		EXIST. WELL				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. YARD INLET		EXIST. WATER SHUT OFF VALVE				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF EXTENDED CURB @ HIGH SIDE OF EXTENDED CURB & (B) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. FLARED END SECTION		EXIST. TELEPHONE BOX				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		
	EXIST. HEADWALL		EXIST. CABLE TV BOX				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		
	EXIST. UTILITY POLE		EXIST. HEADWALL				EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		



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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	
470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		DRAWN BY: PSD DESIGNED BY: DG/MWW CHECKED BY: MJB SHEET NO: 6 OF 23	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM			

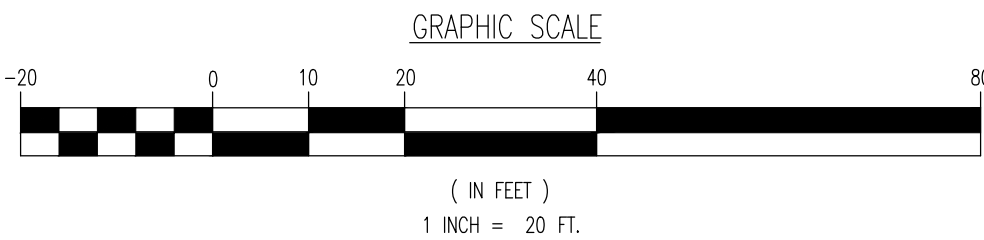


DRAINAGE NOTES

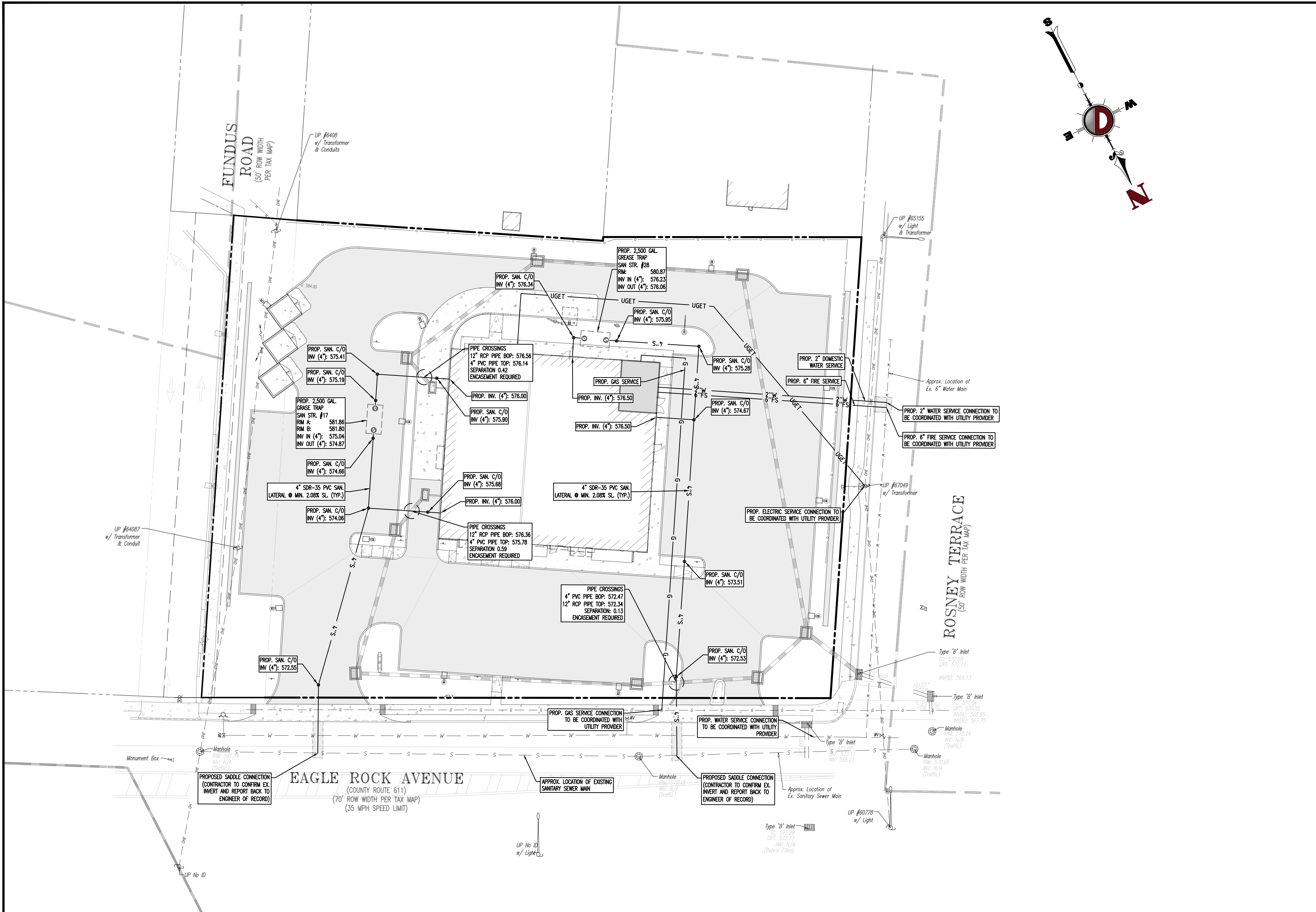
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
- ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. 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.

GRADING/UTILITY GRAPHIC LEGEND

	EXIST. GUY WIRE		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. SPOT ELEVATIONS
	EXIST. LIGHT POLE		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GUTTER ELEV.
	EXIST. BUILDING LIGHT		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF CURB ELEV.
	EXIST. COBRA LIGHT POLE		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. FINISH FLOOR ELEV.
	EXIST. TRAFFIC SIGNAL POLE		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GARAGE FLOOR ELEV.
	EXIST. MANHOLE		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GRADE SPOT ELEV.
	EXIST. "A" INLET		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. "B" INLET		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. FINISHED FLOOR ELEV.
	EXIST. "E" INLET		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. YARD INLET		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. TOP OF EXTENDED CURB (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. FLARED END SECTION		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		
	EXIST. HEADWALL		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		
	EXIST. UTILITY POLE		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		



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TITLE: DRAINAGE PLAN			
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT 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 SHEET No: 7 OF 23	
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

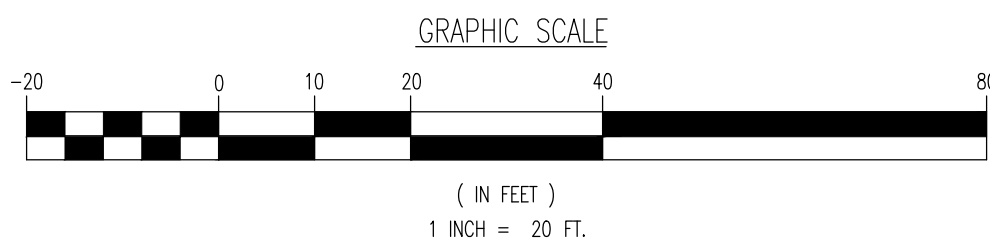
EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE, OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY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

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

	EXIST. GUY WIRE		EXIST. CABLE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. SPOT ELEVATIONS
	EXIST. LIGHT POLE		PROP. CABLE LINE		PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. GUTTER ELEV.
	EXIST. BUILDING LIGHT		PROP. ELECTRIC LINE		EXIST. SANITARY SEWER LINE		EXIST. TOP OF CURB ELEV.
	EXIST. COBRA LIGHT POLE		PROP. FIBER OPTIC LINE		PROP. SANITARY SEWER LINE		EXIST. FINISH FLOOR ELEV.
	EXIST. TRAFFIC SIGNAL POLE		EXIST. GAS LINE		PROP. STORM DRAIN LINE		EXIST. GARAGE FLOOR ELEV.
	EXIST. MANHOLE		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. GRADE SPOT ELEV.
	EXIST. "A" INLET		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. "B" INLET		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. FINISHED FLOOR ELEV.
	EXIST. "E" INLET		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. YARD INLET		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ HIGH SIDE OF EXTENDED CURB & (Q) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. FLARED END SECTION		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. HEADWALL		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. UTILITY POLE		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. MONITORING WELL		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. APPROX. TEST PIT LOCATION		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. FIRE HYDRANT		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. WATER VALVE		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. GAS METER		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. ELECTRIC METER		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. ELECTRIC BOX		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. CLEAN OUT		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. WELL		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. WATER SHUT OFF VALVE		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. TELEPHONE BOX		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. CABLE TV BOX		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. HEADWALL		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB
	EXIST. UTILITY POLE		EXIST. GAS VALVE		PROP. STORM DRAIN LINE		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF EXTENDED CURB



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION			
DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEO TECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING			
TITLE: UTILITY PLAN			
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'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 23	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	

PLANTING NOTES

1. 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 LOCATIONS AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE SPECIFIED BY SPECIES AND VARIETY. SPECIES AND VARIETY SHALL BE SEASONALLY APPROPRIATE, WELL-ADAPTED, WELL-ESTABLISHED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURY.
3. PLANTS TO BE PLANTED IN SLOPE OR SOIL OR DRAINAGE CONDITIONS CONSIDERED DETERMINATIVE TO THE GROWTH OF PLANT MATERIAL.
4. 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 TWO (2) YEARS 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 BE OF THE SAME OR BETTER SPECIES AND VARIETY AS THE ORIGINAL PLANT MATERIAL.
5. 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 PLANTS FROM DRYING AND DAMAGE TO THE EXTENT POSSIBLE.
6. QUALITY AND SIZE OF PLANTS, SPECIES, ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z601 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK".
7. ALL PLANTS SHALL BE PLANTED IN MANNERED TYPICAL THAT IS THOROUGHLY WATERED AND TAMPER AS BACK FILLING OPERATIONS. PLANTING MAY BE AS SHOWN ON PLANTING DETAILS.
8. ALL PLANTING AREAS TO INCORPORATE FERTILIZER AND/OR CONDIGNERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL BE SOAKED IN WATER FOR AT LEAST 24 HOURS PRIOR TO PLANTING. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING THE WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LANDSCAPE PRACTICES. PLANTS SHALL BE PLANTED AT THE SAME OR BETTER SPECIES AND VARIETY AS THE ORIGINAL. PLANTS SHALL BE SPOURED WITH WILF-PUR OR EQUIVALENT PER MANUFACTURER'S INSTRUCTIONS.
11. PLANTS SHALL BE PLANTED AT LEAST TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NEAR NORMAL RELATIONSHIP TO THE GROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED.
13. LOCATE PLANT MATERIAL IN THE CENTER OF THE PIT.
14. REMOVE EXISTING MULCH TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRODUCE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT.
15. BRANCHES OF TREES SHALL BE PRUNED TO MAINTAIN THE NATURAL SHAPE OF THE TREE. BRANCHES OF TREES SHALL BE PRUNED TO MAINTAIN THE NATURAL SHAPE OF THE TREE.
16. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
17. 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 GRAIN FERTILIZER (5-10-10) UPON COMPLETION OF WORK. THE ENTIRE LENGTH OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE MADE AT AN ANGLE TO THE TRUNK.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND SHRUBS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND SHRUBS. CONTRACTOR 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.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND SHRUBS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND SHRUBS.
20. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLED SHREDDED HARDWOOD BARK MULCH. NO MULCH SHALL COME INTO CONTACT WITH THE ROOT FLARE.
21. NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY BRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
22. A PLANTING GUARANTEE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING GUARANTEE PLAN SHALL BE ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE PLANTING SEASONS:

<u>TYPE</u>	<u>DATES</u>
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
COTEAEGUS VARIETIES
KRAEUTERIA
LIQUIDAMBAR STYRACIFLUA
LIRIODENDRON TULIPIFERA
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 SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES, THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

PLANTING SPECIFICATIONS

3. THIS WORK SHALL CONSIST OF PERFORMING, CLEANING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY SUPPLIES NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS SPECIFICATION.
4. 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) APPROVED COPY.
5. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL, GROWING, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
6. TOPSOIL - TOPSOIL CHROMIC CONTENT SHALL BE LESS THAN 1% WITH A pH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS NOT LESS THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
7. TOPSOIL - TOPSOIL SHALL BE SHEDDED HARDWOOD BARK MULCH.
8. TOPSOIL - TOPSOIL SHALL BE SHEDDED HARDWOOD BARK MULCH.
9. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS
10. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLODGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NUTRIUMS".
11. SOIL CONDITIONER - SOIL CONDITIONER SHALL BE 50% LOWER AND ORGANIC BASE MATERIALS COMPOSED 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 ACID.
12. GENERAL WORK PROCEDURES
13. ALL PLANTING WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANSHIP 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 SWEEPED CLEAN AT THE END OF EACH DAY'S WORK.
14. WEEDING
15. 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.
16. B. 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" TOPSOIL LAYER. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 4" AND BE FREE OF LOWER AND ORGANIC BASE MATERIALS. CONTRACTOR TO FURNISH AN ANALYSIS OF ONE-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
17. SOIL CONDITIONING
18. A. ALL PLANTING AREAS TO BE PLANTED TO A DEPTH OF 4". ALL DEBRIS DISPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TOP (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. YD.:
19. A. CULTIVATE 100% POWDER
20. 100 POUNDS AGRICULTURAL CYPSSUM
21. 20 POUNDS NUTRIENT (CONCRETE) 38-0-0 BLUE CHIP
22. SOIL MODIFICATION
23. A. THOROUGHLY TILL ORGANIC MATTER INTO TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK MULCH OR COMPOST OF PLANT WASTE OR PLANT WASTE. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" TOPSOIL LAYER. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 4" AND BE FREE OF LOWER AND ORGANIC BASE MATERIALS. CONTRACTOR TO FURNISH AN ANALYSIS OF ONE-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
24. B. MATERIAL WITH A pH HIGHER THAN 7.5.
25. C. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
26. D. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
27. E. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
28. F. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
29. G. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
30. H. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
31. I. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
32. J. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
33. K. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
34. L. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
35. M. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
36. N. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
37. O. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
38. P. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
39. Q. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
40. R. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
41. S. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
42. T. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
43. U. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
44. V. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
45. W. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
46. X. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR 50% BY ADDING COMPOSTED BARK MULCH (UP TO 30% BY VOLUME) AND/OR CYPSSUM. 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.
47. Y. ADD TO TOPSOIL 40% TO 60% OF 40% CLAY OR

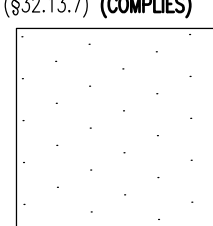
LANDSCAPE SCHEDULE

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; 12-14'	B+B
LSR	2	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL; 12-14'	B+B
QXL	7	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK	2 1/2-3" CAL; 12-14'	B+B
	12				
ORNAMENTAL TREE(S)					
CCFP	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2 1/2-3" CAL; 6-8'	B+B
EVERGREEN TREE(S)					
JVC	34	JUNIPERUS VIRGINIANA 'CORCORCOR'	EMERALD SENTINEL RED CEDAR	2 1/2-3" CAL; 6-8'	B+B
PSF	1	PINUS STROBINUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	2 1/2-3" CAL; 6-8'	B+B
TON	4	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	6-8'	B+B
	39				
EVERGREEN SHRUB(S)					
IGGB	6	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	24-30"	#3 CAN
IGS	53	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#3 CAN
PLS	9	PRUNUS LAUROCEASUS 'SCHIPKAENSIS'	SKIP CHERRY/LAUREL	30-36"	#5 CAN
	68				
DECIDUOUS SHRUB(S)					
AML5H	34	ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	'LOW SCAPE HEDGER' CHOKEBERRY	18-24"	#3 CAN
CA	20	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	24-30"	#3 CAN
HQM	5	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	#3 CAN
IVF	54	ITEA VIRGINICA 'MUNYMM'	'FIZZY MIZZY' SWEETSPIRE	18-24"	#3 CAN
SILP	12	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
VOGG	2	VIBURNUM DENTATUM VAR. DEAMII 'GLITTERS & GLOWS'	GLITTERS & GLOWS ARROWWOOD VIBURNUM	30-36"	#5 CAN
	127				
GROUND COVER					
JHW	64	JUNIPERUS HORIZONTALIS 'WILTON'	WILTON'S BLUE RUG JUNIPER	15-18" SPRD	#3 CAN
PERENNIAL(S)					
RFG	15	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM/BLACK-EYED SUSAN	2 GAL.	CONTAINER
ORNAMENTAL GRASS(ES)					
BG	70	BOULELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	2 GAL.	CONTAINER
PVCN	25	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	2 GAL.	CONTAINER
PVHM	24	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
	119				

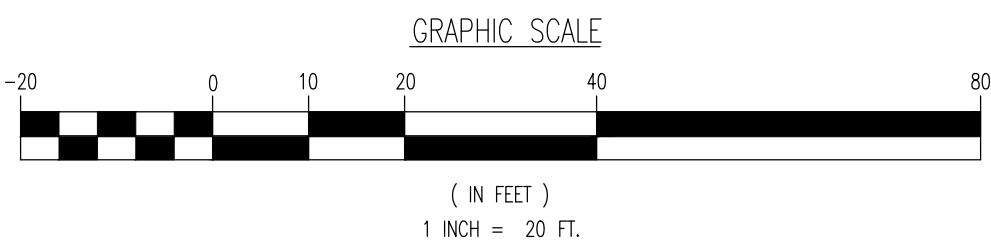
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE

LANDSCAPING REQUIREMENTS

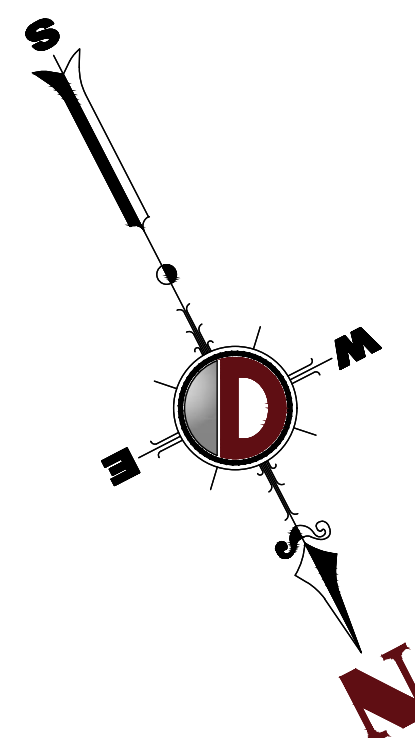
- A. UTILITY HOLES AND OTHER GROUND LEVEL UTILITY STRUCTURES SHALL BE SCREENED ON AT LEAST THREE (3) SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT THE SERVICE OF YEARS, WHILE PERMITTING ACCESS BY THE UTILITY COMPANY. (282-11.1) (COMPLIES)
- B. ON EXISTING SITES, EXISTING TREES SHOULD BE SAVED WITH BUFFER STRIPS TO THE MAXIMUM EXTENT POSSIBLE, WHERE EXISTING TREES WOULD BE REMOVED IN CONNECTION WITH LAND SHARING. BUFFER STRIPS SHALL BE PROVIDED TO PROTECT TREES FROM DAMAGE TO THE TRUNK OR BRANCHES BY EXCAVATION OR FENCING SHALL BE PROVIDED ALONG THE INTERIOR EDGE OF THE BUFFER (IE, CLOSEST TO NEW DEVELOPMENT ON THE SITE) WHEN ADEQUATE NATURAL BUFFERING CANNOT BE PROVIDED. (828-11.3.4) (COMPLIES)
- C. GEOTECHNICAL STORMWATER MANAGEMENT SHALL NOT BE PERMITTED IN THE BUFFER STRIPS. (828-11.3.4) (COMPLIES)
- D. ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADDS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BURN, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED. (828-12.1.1) (COMPLIES)
- E. MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING, (282-12.1.1) (COMPLIES) INCLUDING AREA IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH PARKING SPACE, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA. TREES SHALL BE PLANTED WITHIN THE BUFFER STRIP AND SHALL BE MAINTAINED IN GOOD CONDITION. (828-12.1.1) (COMPLIES)
- F. BUFFER STRIPS SHALL BE PROVIDED. (828-12.1.1) (W/VER)
- G. PROTECTIVE BARRIERS, OTHER PROTECTIVE BARRIERS ACCEPTABLE TO THE TOWN OFFICIALS, SHALL BE PLACED AROUND TREES THAT ARE NOT TO BE REMOVED. PROTECTIVE BARRIERS SHALL BE PLACED BEFORE 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 COMPLETED WITHIN THE SAME SEASON. (828-12.1.1) (COMPLIES)
- H. PRESERVE 10% (ONE) PERCENT OF THE TREE CANOPY ON EACH DEVELOPED LOT, AND SEVENTY (70%) PERCENT OF ANY UNDEVELOPED LOT. (828-4.1) (W/VER)
- I. ALL PARKING LOT OWNERS SHALL MAINTAIN TREES IN COMPLIANCE WITH TOWNSHIP CODE (828-12.1.1) AND SHALL CREATE SIZE SHADE IN THE PARKING LOTS WITHIN THE BUFFER STRIP. (828-12.1.1) (COMPLIES)
- J. LANDSCAPING AND/OR FENCING SHALL BE PROVIDED AROUND ANY OUTDOOR RECYCLING AREA AND SHALL BE DEVELOPED IN AN AESTHETICALLY PLEASING MANNER.



- PROPOSED MULCH AREAS



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

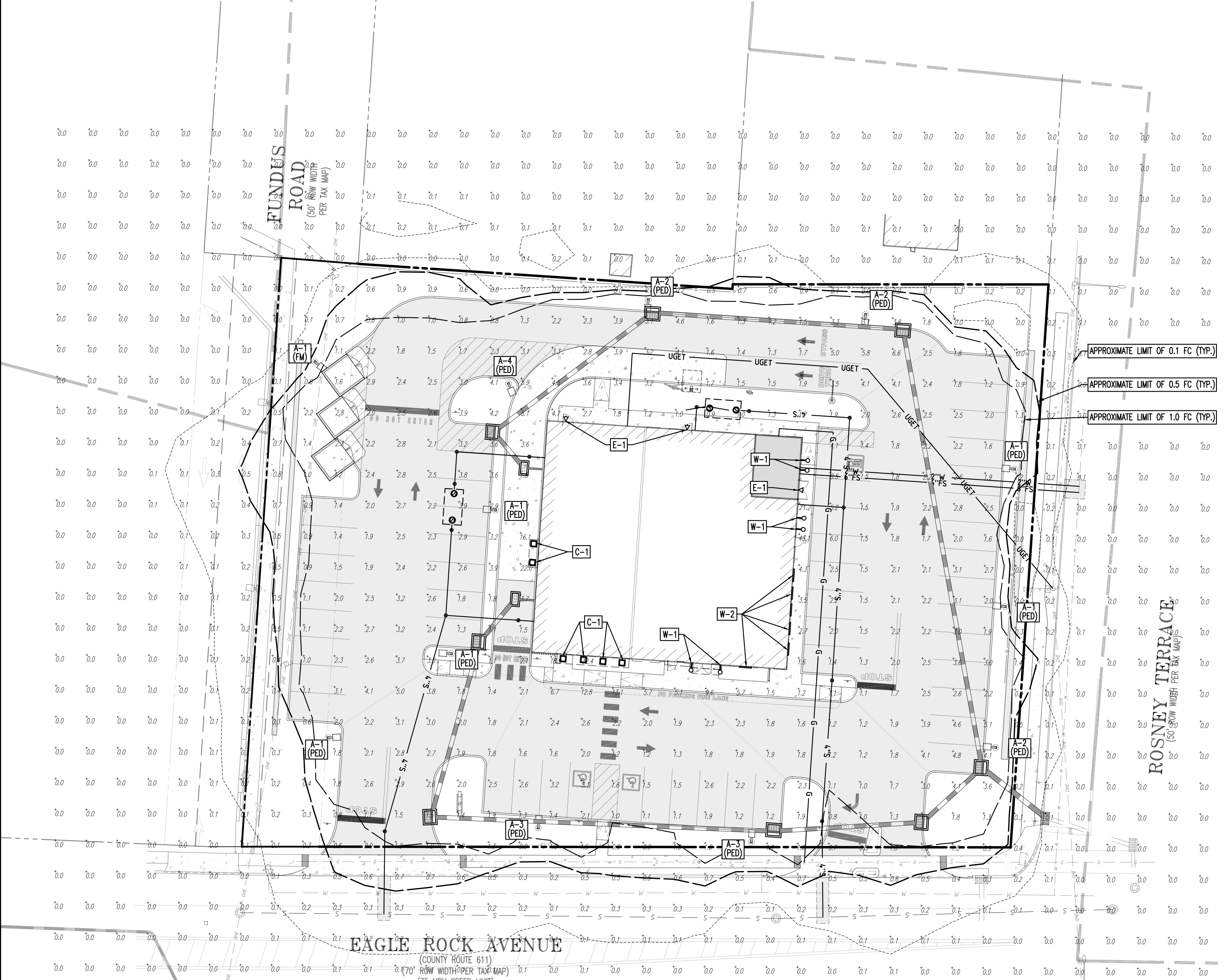


GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF 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. (§25-14.1.a.2) (COMPLIES)
2. SITE LIGHTING SHALL BE DESIGNED TO PROVIDE PROPER ORIENTATION AND SHIELDING OF FIXTURES TO PREVENT UNIQUE ILLUMINATION OF ADJACENT PROPERTIES. (§25-14.1.a.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. (§25-14.1.b) (COMPLIES)
4. LIGHT POLES SHALL NOT EXCEED A HEIGHT OF EIGHTEEN (18) FEET ABOVE NORMAL GRADE IN THE VICINITY OF THE LIGHT FIXTURE. NORMAL GRADE SHALL BE 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. (§25-14.1.c) (COMPLIES)
5. THE LEVEL OF ILLUMINATION AT GROUND LEVEL SHALL NOT EXCEED ONE HALF (0.5) OF A FOOTCANDLE AT THE PROPERTY LINE, NOR 0.3 OF A FOOTCANDLE AT ANY PROPERTY LINE ADJUTING A PROPERTY USED BY OR ZONED FOR RESIDENTIAL USE. (§25-14.1.d) (COMPLIES)
6. ALL WIRING FOR LIGHT FIXTURES SHALL BE LAID UNDERGROUND, AND NOT STRUNG BETWEEN POLES OR BUILDINGS. (§25-14.1.f) (COMPLIES)
7. ALL AREAS OF THE SITE AS DEPICTED ON THE SITE PLAN SHALL BE IDENTIFIED AS TO THE MINIMUM LEVEL OF ILLUMINATION IN COMPLIANCE WITH SUBSECTION 25-14.3. THE FIXTURE SPACING, TYPE, MOUNTING HEIGHT, WATTAGE, AND PHOTOMETRIC PATTERN SHALL BE SHOWN AND CALCULATED FOR EACH TYPE OF FIXTURE USED. THE LIGHTING FOR OFF-STREET PARKING SHALL BE DESIGNED TO DIRECT LIGHT DOWNWARDS TOWARDS THE PARKING AREAS. (§25-14.2) (COMPLIES)
8. MINIMUM MAINTAINED LUX/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)



APPROXIMATE LIMIT OF 0.1 FC (TYP.)
APPROXIMATE LIMIT OF 0.5 FC (TYP.)
APPROXIMATE LIMIT OF 1.0 FC (TYP.)

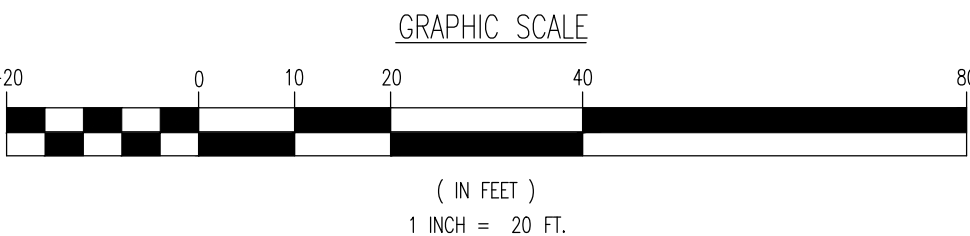
PROPOSED POPEYES TO BE OPEN 10:30 AM TO 11:00 PM SUNDAY TO THURSDAY AND 10:30 AM TO 11:30 PM FRIDAY AND SATURDAY. PROPOSED IHOP TO BE OPEN 6:00 AM TO 12:00 AM, SEVEN DAYS A WEEK. PROPOSED BUILDING MOUNTED AND AREA LIGHTS TO BE ON A TIMER AND DIMMED DURING NON-OPERATIONAL HOURS.

SEE SHEETS 13, 14 & 15 OF 23 FOR LIGHTING DETAILS

STATISTICAL AREA SUMMARY						
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PAVEMENT	2.47	22.0	0.6	4.12	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).



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

1954 Main Street
Little Combs, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiceng.com

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

DESIGNED BY: **PSD**
CHECKED BY: **DC/MWW**
DATE: **06/07/2024**
SCALE: (H) 1"=20'
(V) 1"=10'

1021-99-025

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

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

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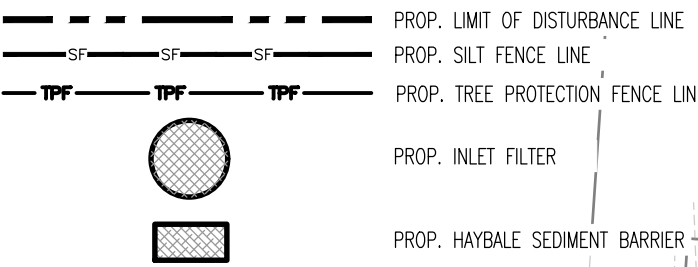
10 OF 23

Rev. # 2

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

PROP. INLET PROTECTION

PROP. SILT FENCE

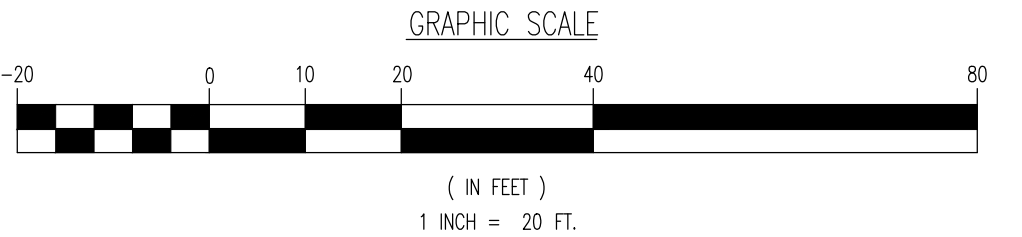
PROP. STOCKPILE LOCATION

PROP. STABILIZED CONSTRUCTION ENTRANCE

PROP. HAYBALE SEDIMENT BARRIER

LIMIT OF DISTURBANCE = 48,369 SF. (1.11 Ac.)

SEE SHEET 12 OF 23 FOR SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES AND DETAILS



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

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Lake Como, NJ 07719
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TITLE: **SOIL EROSION AND SEDIMENT CONTROL 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
DRAWN BY: PSD
SCALE: (H) 1"=20' (V) 1"=10'
DESIGNED BY: DG/MMW
SHEET No: 11 OF 23
CHECKED BY: MJB
FOR STATE OFFICIAL DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

MATTHEW J. BERSCH
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NEW JERSEY LICENSE No. 54522

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NEW JERSEY LICENSE No. 41938

Plotted: 02/24/25 - 5:21 PM, By: krazimir, Product Ver: 24.3a (LMS Tech)
File: \\decpc.local\decfolders\Data\decpc projects\1021\parkh network, lc 99-025 west orange\Dwg\Site Plans\01021 99025SD1.dwg, ----> 13 LIGHTING DETAILS

EVOLVE

CUSTOMER NAME

PROJECT NAME

DATE

CATALOG NUMBER

EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaire offers a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:

Die-cast aluminum housing with integral heat sink for maximum heat transfer

Paint:

Corrosion resistant polyester powder paint, minimum 2.0 mil thickness
Standard = Black, Dark Bronze Gray, White (RAL & custom colors available)
Optional coastal finish available.

Weight:

18 lbs (816 kg) Max depending on configuration

Optical System

Lumens:

2,900 - 20,400

Distribution:

Asymmetric Forward Type IV
Asymmetric Wide Type III
Asymmetric Narrow/Auto Type II

Efficacy:

123 - 143 LPW

CCT:

3000K, 4000K, 5000K

CRI:

≥70

Electrical

Input Voltage:

120-277V & 347-480V

Input Frequency:

50/60Hz

Power Factor:

> 90% at rated watts

Total Harmonic Distortion:

< 20% at rated watts

Surge Protection*

Typical (120 Strikes)

Enhanced (40 Strikes)

6kV/3kA*

10kV/5kA*

Warranty

5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES

25,000 HR

50,000 HR

60,000 HR

A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4

L94

L90

L88

H2H3, H4

L97

L96

L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)

INITIAL FLUX FACTOR

AMBIENT TEMP (°C)

INITIAL FLUX FACTOR

10

1.02

30

0.99

20

1.01

40

0.98

25

1.00

50

0.97

Ratings

Operating Temperature:

-40°C to 50°C

Vibration:

3G vibration per ANSI C136.31-2018

LM-79:

Testing in accordance with IESNA Standards

Controls

Dimming:

Standard - 0-10V
Optional - DALI (Option U)

Sensors:

Photo Electric Sensors (PE) available
LightGrid™ and Daintree Compatible

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Page 1 of 10
Rev 04/12/24
OLP3187_R13

EVOLVE

CUSTOMER NAME

PROJECT NAME

DATE

CATALOG NUMBER

EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaire offers a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Ordering Information

EACL 01

AW

7

40

N

D1

BLCK

PRODUCT ID

GENERATION

VOLTAGE

OPTIC CODE

DISTRIBUTION

CRI

CCT

DIMMING¹

CONTROLS

MOUNTING ARM

COLOR

OPTIONS

E = Evolve

01

0 - 120-277V¹

Aw=3000 lm

AF = Asymmetric Forward

7 = 70

30 = 3000K²

N = Dimming thru PE receptacle

1 = None

C1 = Integral Slip-fitter for 125"-2" Pipe (188in. OD - 2.378 in. OD)³

GRAY = Gray

F = Fusing²

AC = Compact Area Light

H = 347-480V¹

Bx=5000 lm

AW = Asymmetric Wide

40 = 4000K

D = External Dimming (no control) cable

A = ANSI 7-pin PE receptacle

D1 = Universal Mounting Arm, fixed for round or square pole mounting⁴

BLCK = Black

H1 = Motion Sensor w/ LightGrid

L = Low Voltage

1 = 120V

Cx=7500 lm

AN = Asymmetric Narrow/Auto

50 = 5000K

X = No External Dimming Lenses

D = ANSI 7-pin PE receptacle with shunting cap provided

E1 = Knuckle Slipfit for 1.9 in. - 2.3in. OD Tenon⁵

DBKZ = Dark Bronze

H2 = Motion Sensor (Daintree)⁶

2 = 208V

Dx=10000 lm

E = ANSI C136.41 7-pin with Non-Dimming PE Control⁷

S1 = Knuckle Slipfit for 2.3in. - 3.0in. OD Tenon⁵

WHITE = White

H4 = Motion Sensor (WestStopper)⁸

3 = 240V

Dx=10000 lm

V1 = Knuckle Wall Mount¹¹

J = cUL/cULC/Canada

4 = 277V

Ex=12500 lm

L = Tool-Less Entry

5 = 480V

Fx=50000 lm

B = Enhanced Surge Protection (10kV/5kA)

D = 347V

Hx=20000 lm

U = DALI dimming

V = 3-Position Terminal Block

Y = Coastal Finish⁹

XXX = Special Options

* Not Available with Fusing. Must Choose a Discrete Voltage with "F" Option Code

* Note Standard Dimming is 0-10V

* PE Control only available for 120-277V, 347V or 480V Discrete Voltage.

* Supplied with 3ft leads

* Supplied with 18/3 ft Cable

* Restricted Aiming Angle of 0-45°

* Fusing not available with the following options: optical codes AX, BX, voltage options 347V, 480V

* Not available with Dali

* Select 3000K CCT for IESNA approved fixtures.

* Fusing not available with the following options: optical codes AX, BX, voltage options 347V, 480V

* Not available with optical codes AX or BX

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Rev 04/12/24
OLP3187_R13

EVOLVE

CUSTOMER NAME

PROJECT NAME

DATE

CATALOG NUMBER

EALP Series

LED Outdoor Area Light

Current's EALP Series of Area Light Luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within one form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

Ordering Information

EALP 03

AH

7

40

N

D1

BLCK

PRODUCT ID

GENERATION

VOLTAGE

OPTICAL CODE

DISTRIBUTION

CRI

CCT

DIMMING¹

CONTROLS

MOUNTING ARM

COLOR

OPTIONS

E = Evolve

03

0 - 120-277V

Mx = 40000 lm

SM = Symmetric Medium

7 = 70 (mm)

30P = 3000K

N = Dimming thru PE receptacle

A = ANSI C136.41 7-pin with Non-Dimming PE Control

C1 = Integral Slipfit: Standard

BLCK = Black

F = Fusing

ALP = Area Light

H = 347-480V

Px = 50000 lm²

SW = Symmetric Wide

40 = 4000K

D = External Dimming (no control) cable

D = ANSI C136.41 7-pin with Non-Dimming PE Control

Dx = 7-Pin Receptacle

DBKZ = Dark Bronze

H2 = Daintree enabled motion sensor⁴ & L⁴

P = Premium

E = 277-480V

Rx = 70000 lm²

SH = Symmetric High-Angle

50 = 5000K

AF = Asymmetric Forward

D = ANSI C136.41 7-pin with Non-Dimming PE Control

Dx = ANSI C136.41 7-pin with Non-Dimming PE Control

DBKZ = Dark Bronze

H2 = Daintree enabled motion sensor⁴ & L⁴

1 = 120V

2 = 208V

3 = 240V

4 = 277V

5 = 480V

D = 347V

AW = Asymmetric Wide

AN = Asymmetric Narrow/Auto

KM = Knuckle Slipfit for 1.9 in. - 2.3 in. OD Tenon

S1 = Rotated Right⁸

R = Enhanced Surge Protection (10kV/5kA)

S2 = Rotated Right⁸

T = Extreme Surge Protection

U = DALI Programmable⁹

VO = 3-Position Terminal Block

Y = Coastal Finish⁹

XXX = Special Options

Current

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Rev 10/27/24
OLP3187-Evolve-Area-Lighting-EALP-Spec-Sheet_REV1

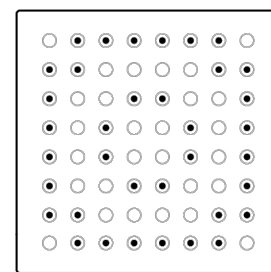
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LOW-PROFILE LED CANOPY LIGHT - MEDIUM DISTRIBUTION
42-WATT LED
(E-CP2L04GS)

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



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



LED PATTERN



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*	Comparable To:
EOP2L04GS	42W LED Cool White	120V-277V	4100	4000K	≥ 70	50,000 Hours	100W PSMH

* Calculated L₈₀ based on 6,048 hours of LM-80 testing; >36,000 hours

Line Current Data

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



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to +10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and on-site fixture testing. 1501 96th Street, Shrewsbury, NJ 08871 | Phone (888)243-9445 | Fax (202)504-5409 | www.e-conolight.com

LOW-PROFILE LED CANOPY LIGHT - MEDIUM DISTRIBUTION
42-WATT LED
(E-CP2L04GS)

Performance

- 50,000 hours of maintenance-free operation to L₈₀
- Minimum starting temperature: -22°F
- 5-year limited warranty

Construction & Materials

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

Recommended Dimmers

- Lutron CTCL-153PWH-WH
- Lutron TCSL-153PWH-WH
- Lutron MA-600MR-WH
- Leviton RS0-PL06-10M

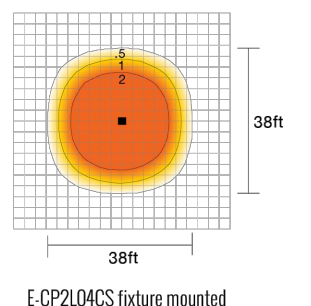
NOTE: The presence of a dimmer on this chart is not a guarantee or warranty of the compatibility of the fixture in any particular installation. The absence of a dimmer from this chart does not necessarily imply incompatibility.

Electrical

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

Regulatory

- ETL Listed for wet locations

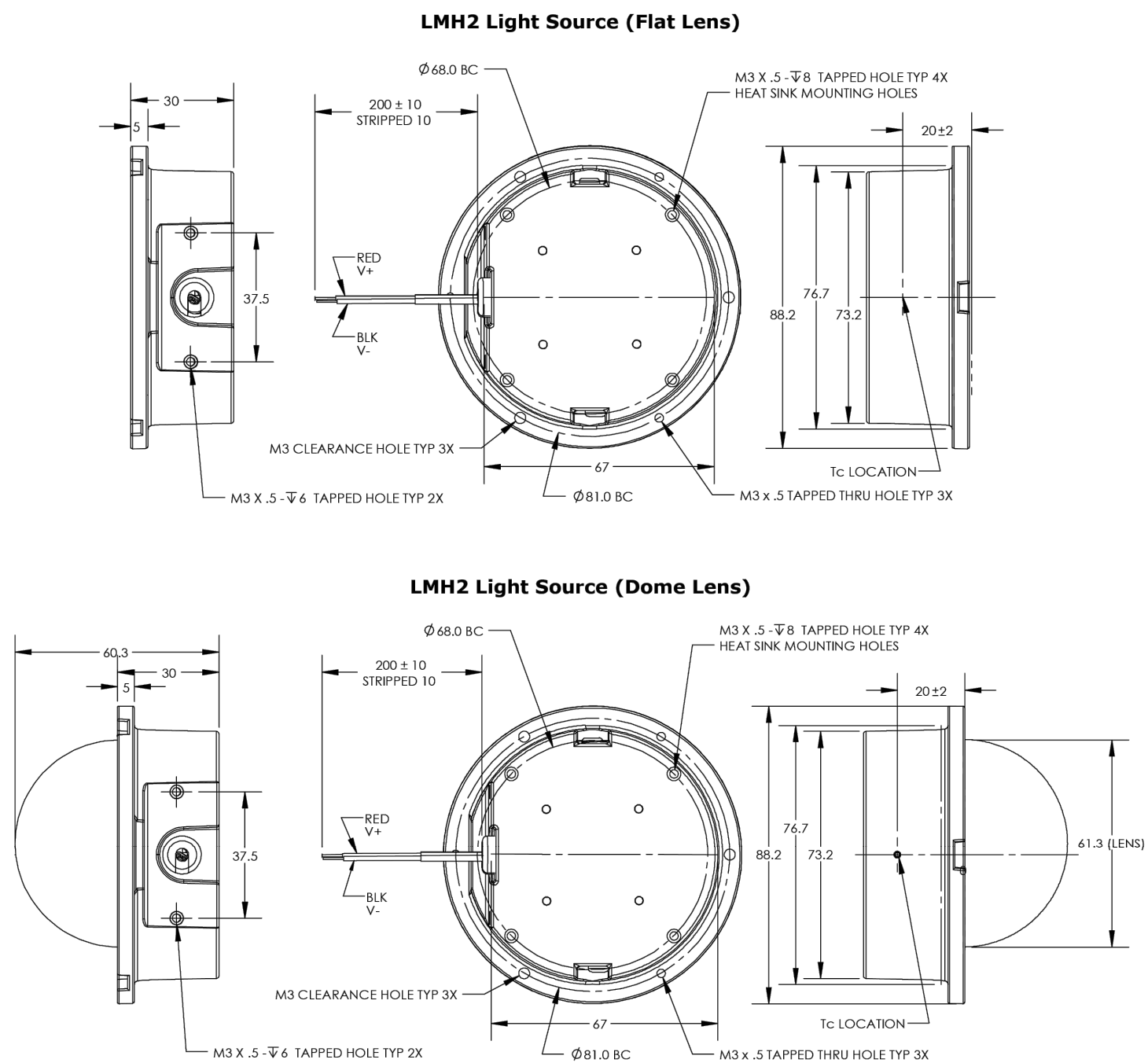


Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to +10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and on-site fixture testing. 1501 96th Street, Shrewsbury, NJ 08871 | Phone (888)243-9445 | Fax (202)504-5409 | www.e-conolight.com



LMH2 LED MODULES

MECHANICAL DIMENSIONS*

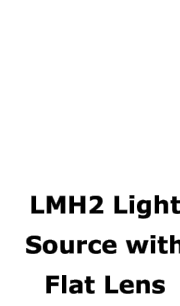


4 Dimensions for the diagrams are in mm and are for reference only. For exact dimensions and tolerances, refer to the 3-D models (.STEP files) for the LMH2 light sources available by selecting the Documentation tab at www.cree.com/modules/lmh2.



PRODUCT FAMILY DATA SHEET

Cree® LMH2 LED Modules



LMH2 Light Source with Flat Lens



LMH2 Light Source with Dome Lens

PRODUCT DESCRIPTION

Cree LED modules provide lighting designers and manufacturers with simple, easy-to-adopt LED lighting solutions that reduce luminaire development time and speed time-to-market. Cree LMH2 LED modules are the ideal choice for enabling rapid luminaire development where bright, beautiful, long-life lighting is required. The ease of use of the LMH series enables this versatile LED lighting module to jump-start the design process for recessed downlights, wall sconces or pendant lights in demanding end markets such as retail, museums and studio lighting. The sunset dimming option allows further application penetration into hospitality and restaurant environments.

FEATURES

- Industry-leading light-source efficacy of up to 97 lm/W (steady state) for 850-3000 lm, 108 lm/W (steady state) for 4000 lm, 85 lm/W (steady state) for 6000 lm, all available in WhiteLight dimming
- 850-4000 lm available in 2700 K, 3000 K, 3500 K and 4000 K CCT
- 6000 lm available in 3000 K, 3500 K and 4000 K CCT
- Sunset dimming available for 850-3000 lm modules (dims from 2700 K down to 1800 K)
- ≥ 90 CRI for all CCTs
- Minimum 95 CRI available for 3500 K at 3000 lm
- Industry-leading 5-year warranty
- L₈₀ = 50,000 hours
- No UV in light output
- No mercury in light source

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Order Code - 95 CRI Minimum WhiteLight Dimming	3
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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, bannisters, exterior recesses and other constructs where even, energy saving LED illumination is specified. 5 year warranty. Do not submerge. Factory cut only - cutting in field will void ETL label and warranty.

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

FEATURES

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



CUTTABLE EVERY 4"

HOW TO SPECIFY VISION120 AND CREATE A CATALOG NUMBER

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

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

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

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



V120 state of the art connectors insuring a professional connection.

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 (305lm/ft), 30K (315lm/ft), 40K (335lm/ft) | |
| OPERATING TEMP | |
| • -4 to 122°F (-20 to +50°C) | |

ORDERING INFORMATION

Model	Output	Color Temp.	Feet - Inches
V120	HO	4000K(40)	2 FT



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V120-HO_33023 Page 1

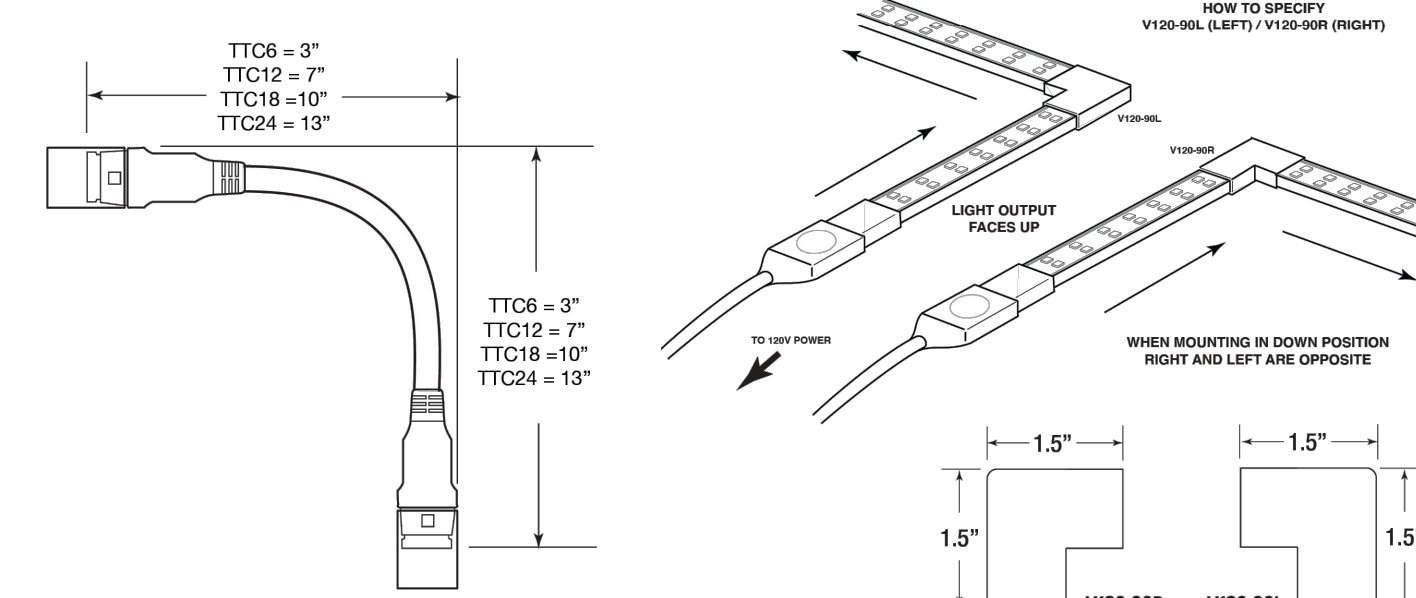
Vision120™
90+ CRI Flexible LED Tape
Wet Location High Output



CONNECTORS AND ACCESSORIES

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

CONNECTORS DIAGRAMS



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V120-HO_33023 Page 2

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Newtown, Pennsylvania T: 215.253.4898 | Philadelphia, Pennsylvania T: 215.253.4898 | Bethlehem, Pennsylvania T: 610.398.4400

TITLE: **LIGHTING DETAILS**

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

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

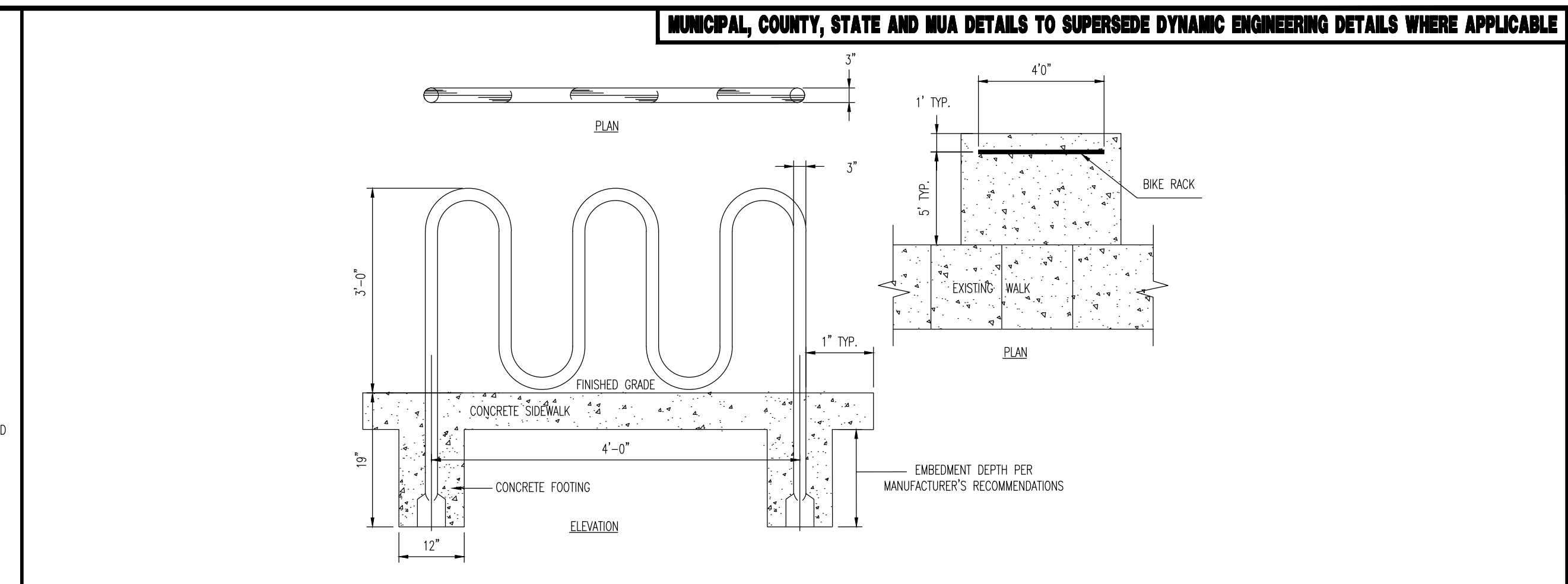
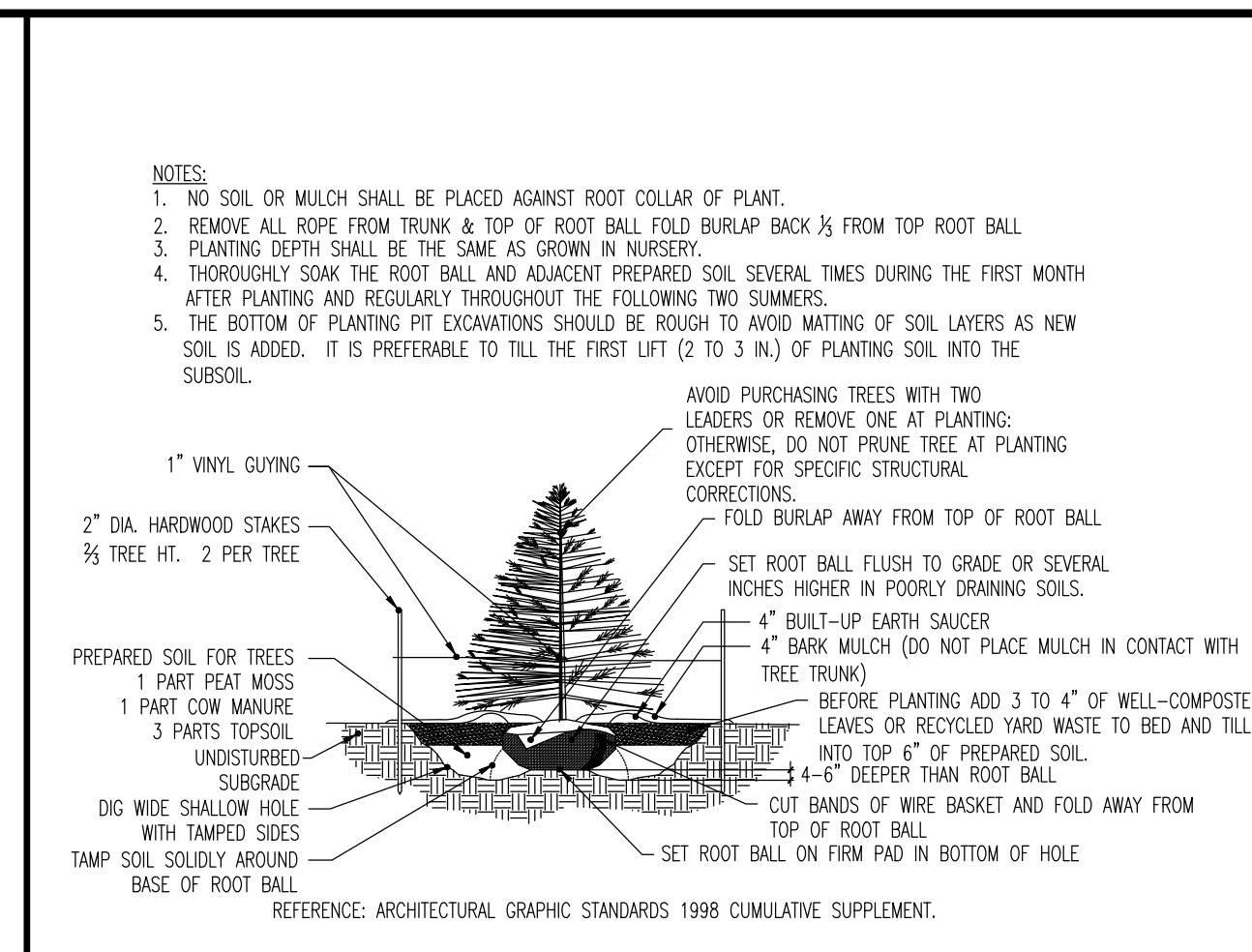
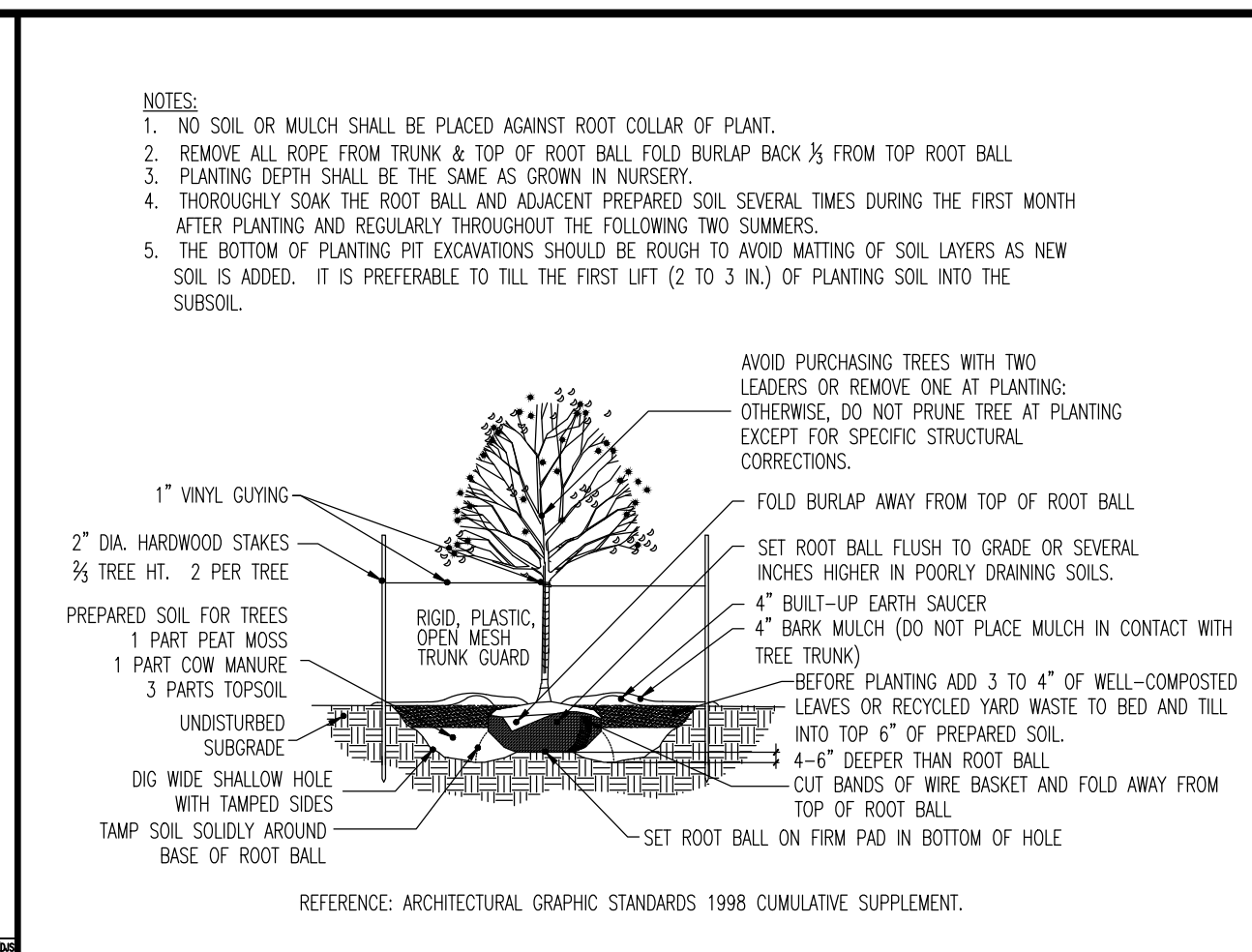
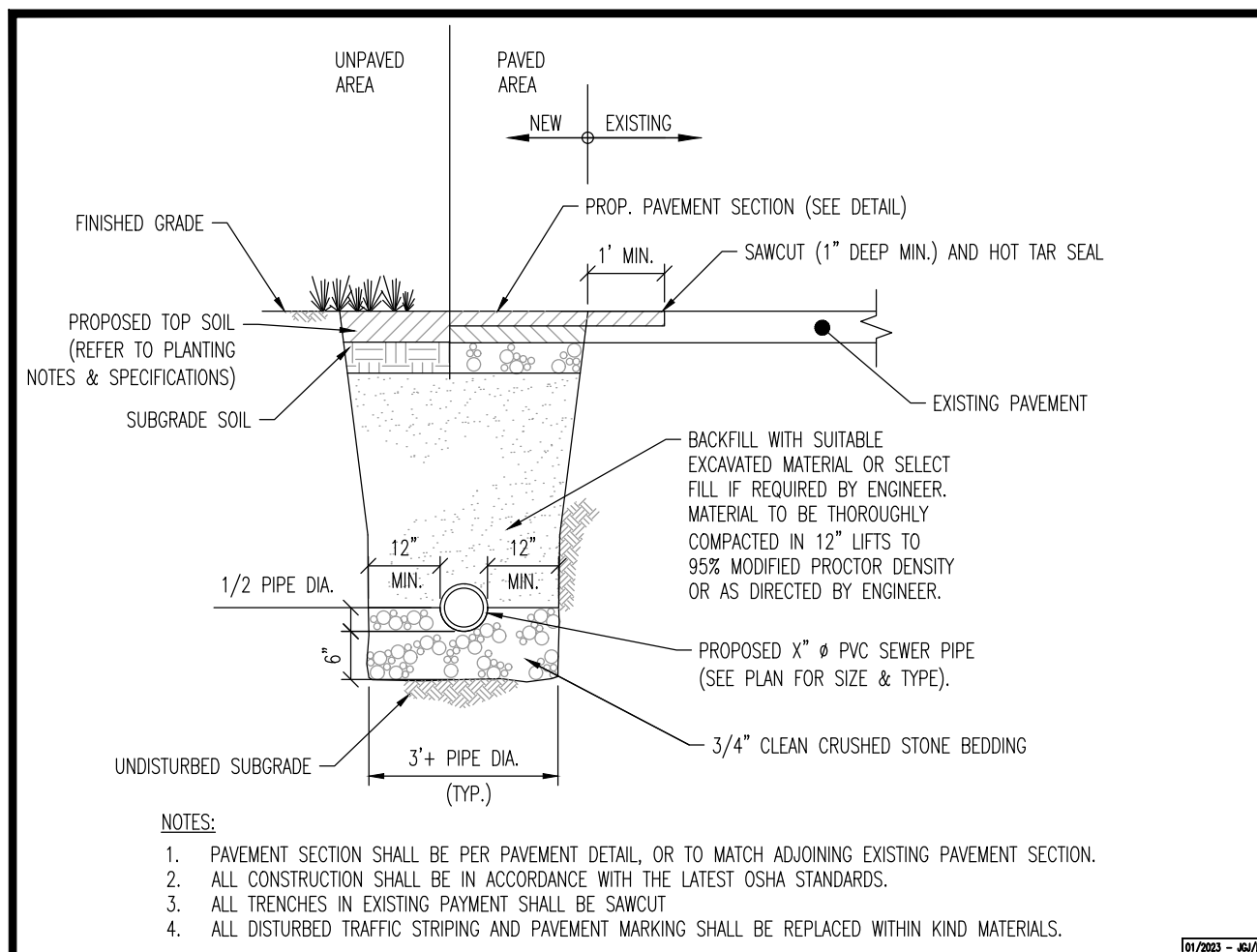
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DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: -

SCALE: (H) NOT TO SCALE
SHEET No: 14 OF 23

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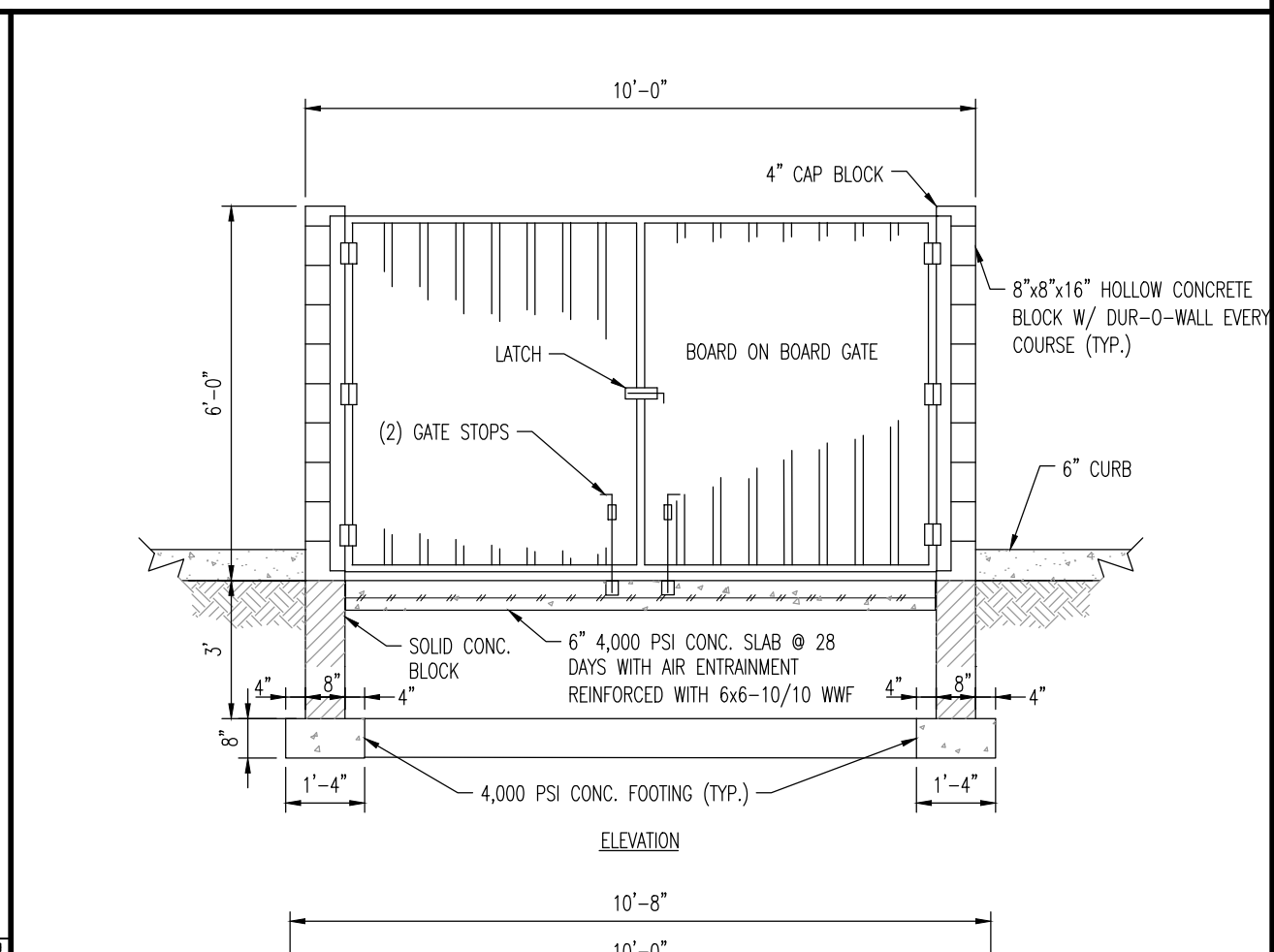
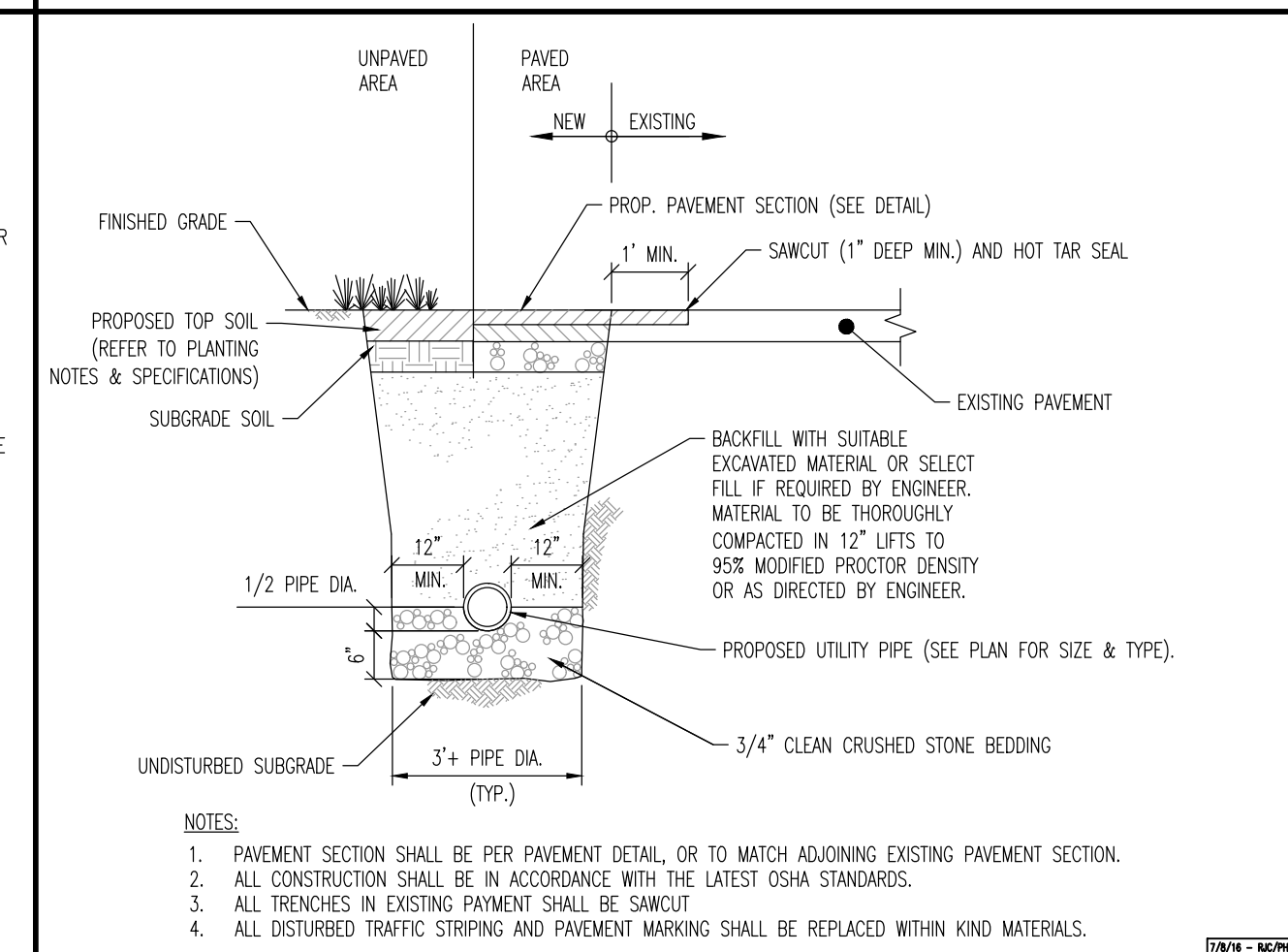
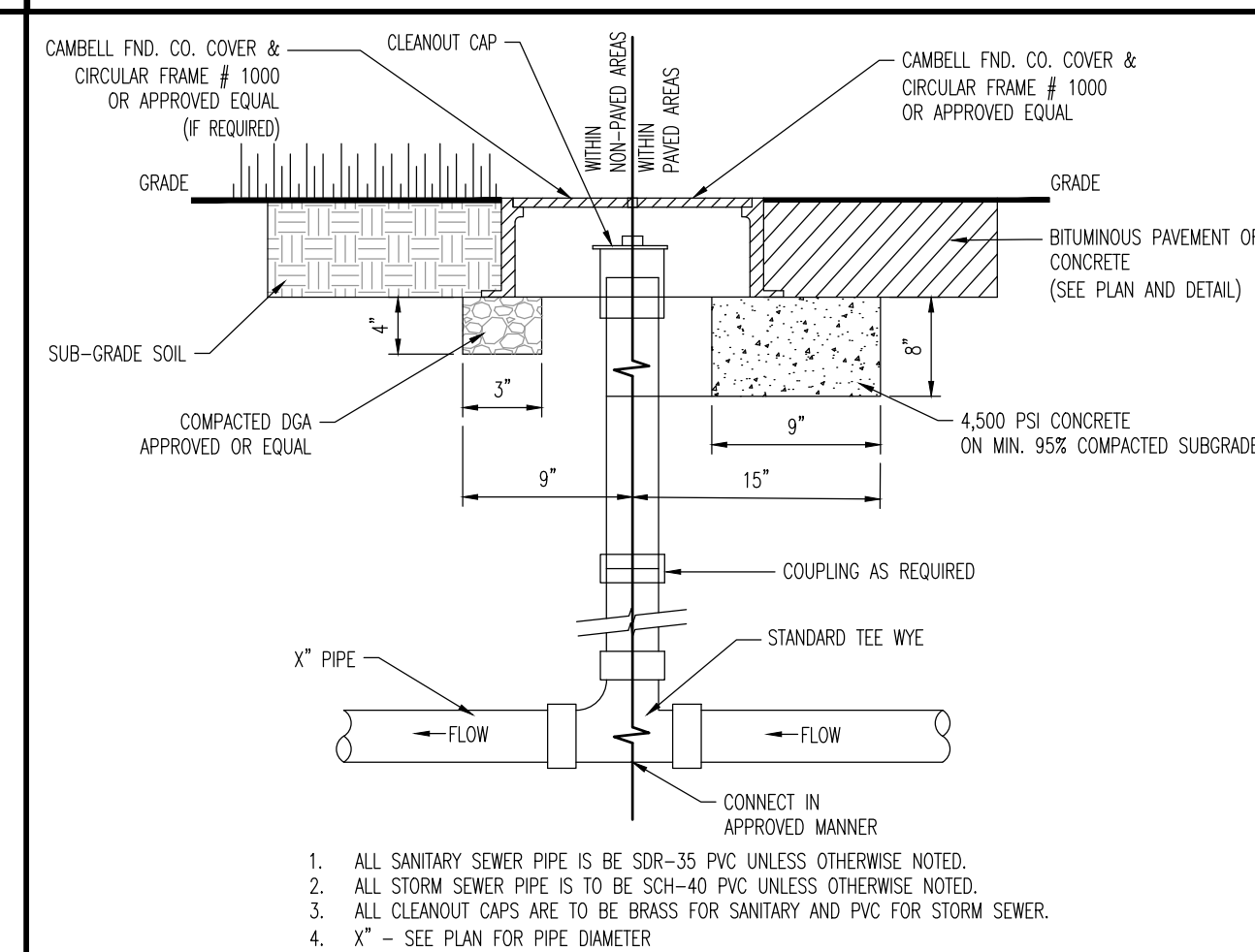
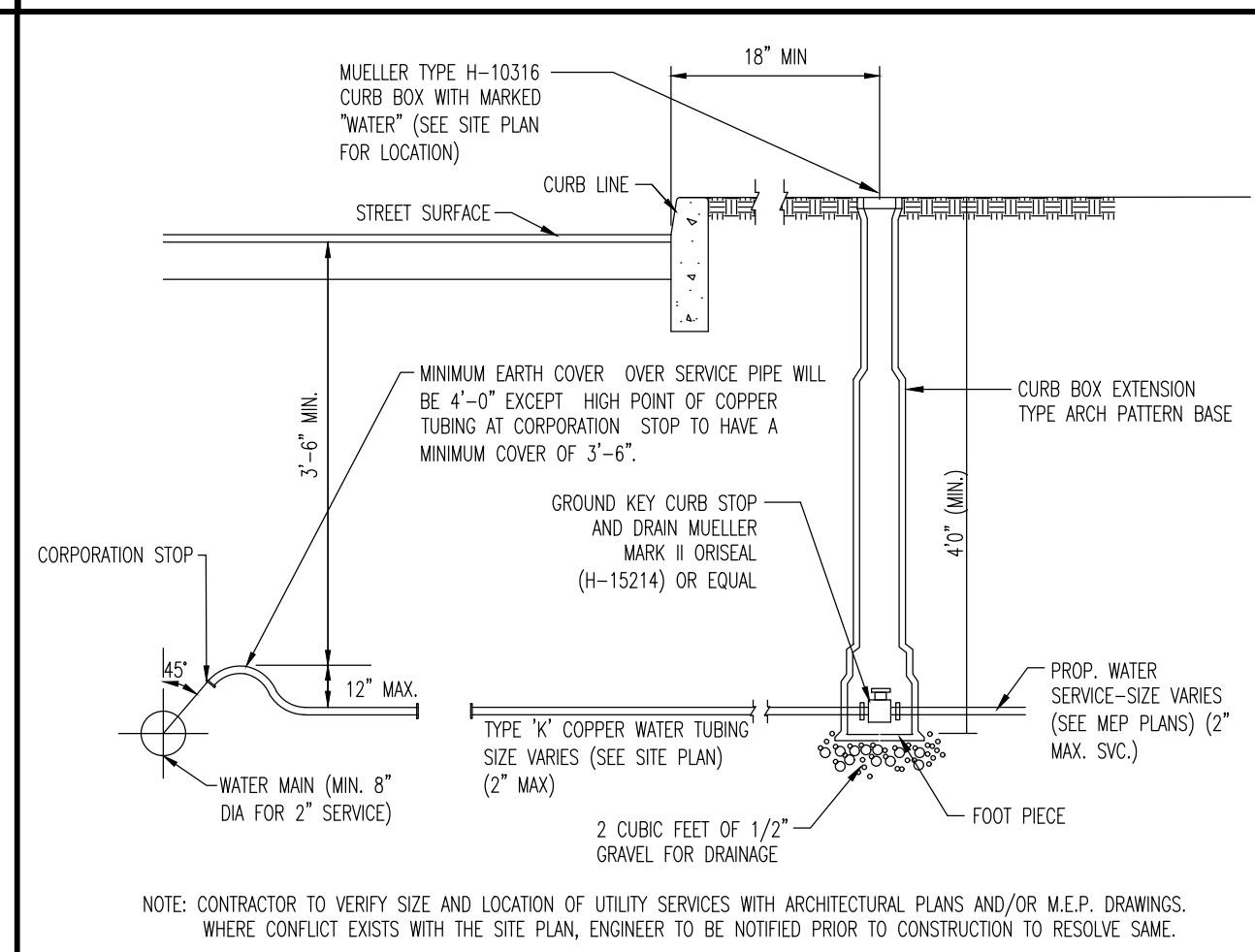
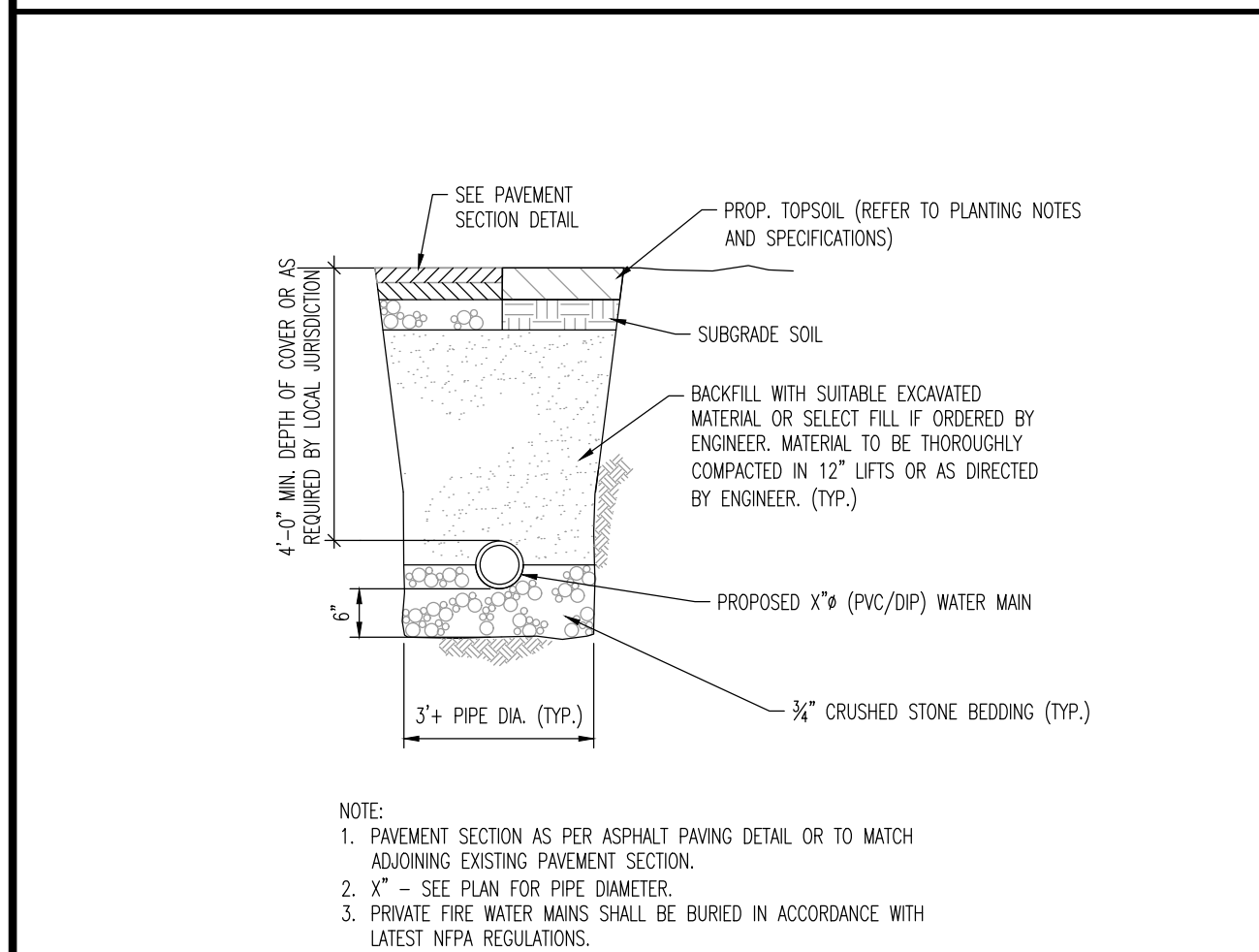


SANITARY SEWER TRENCH DETAIL

DECIDUOUS TREE PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

'U' BICYCLE RACK DETAIL

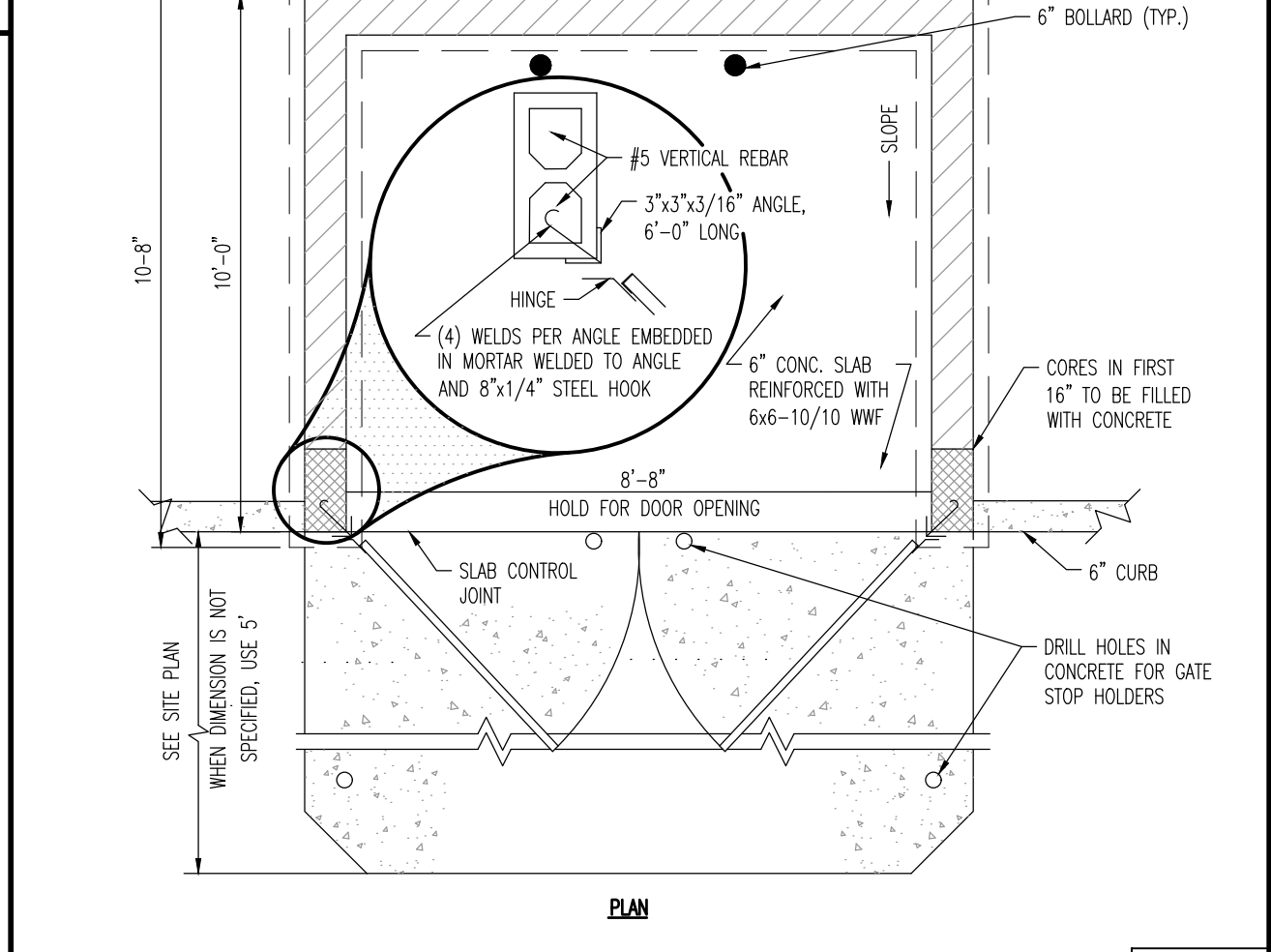
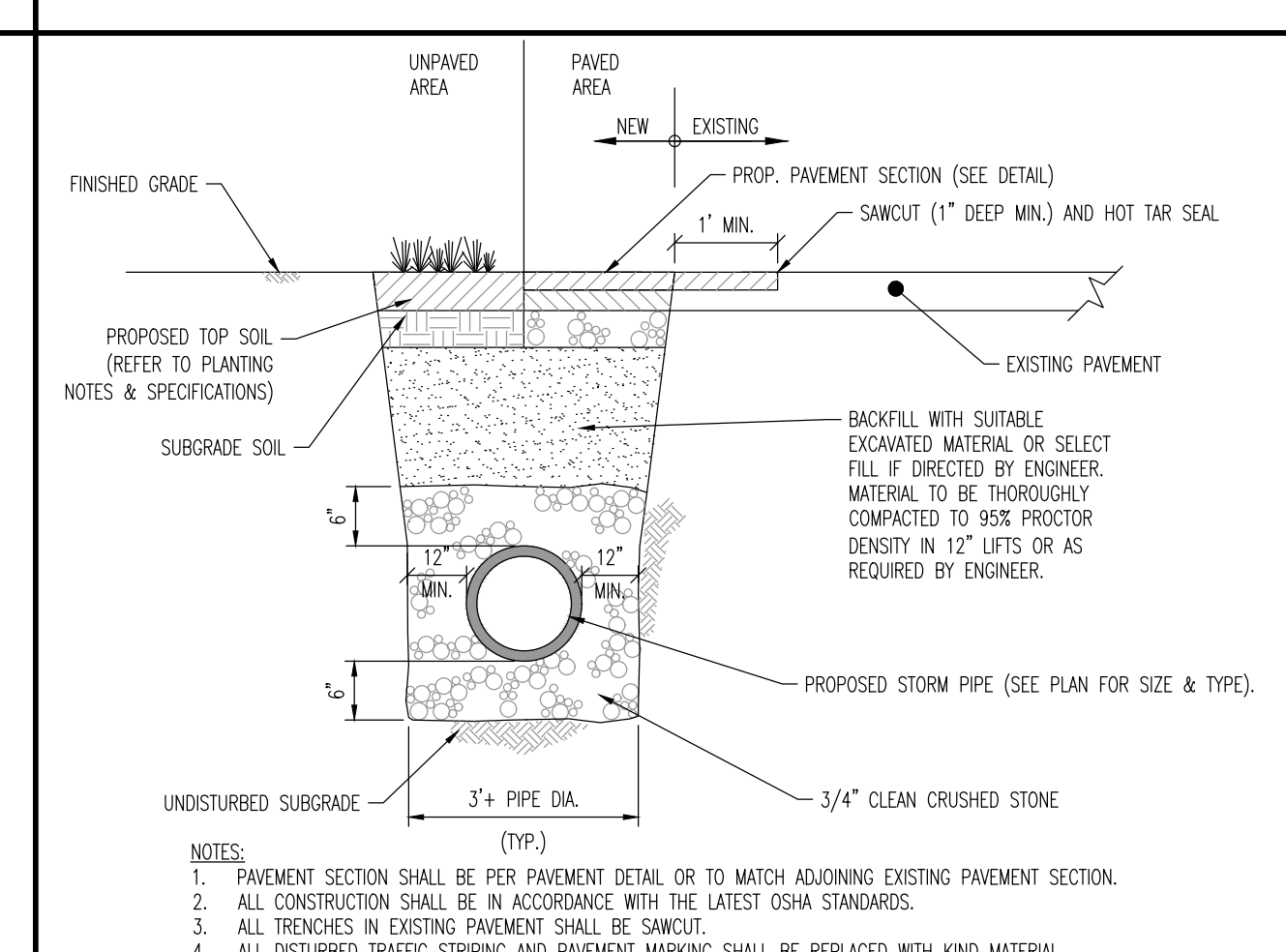
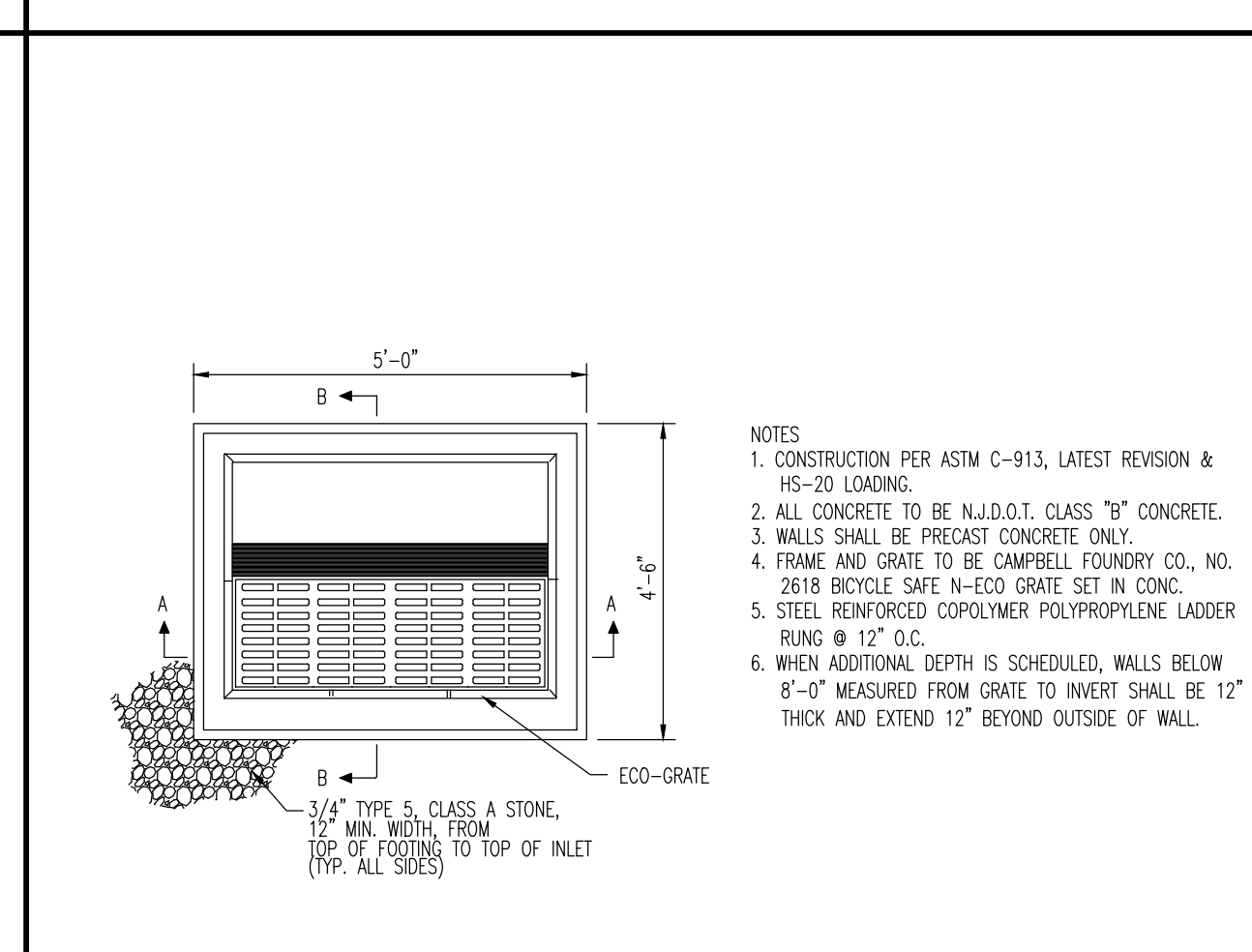
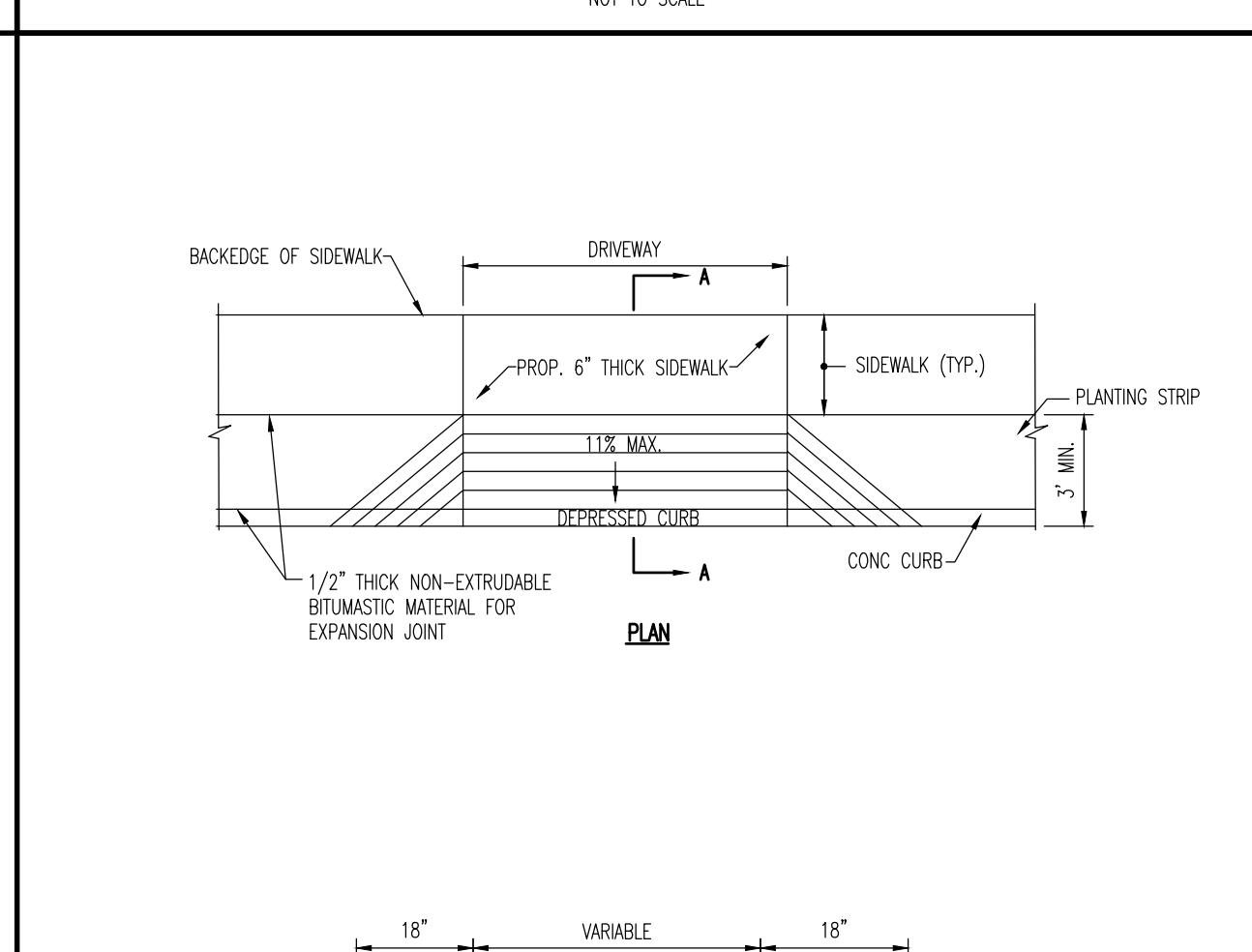
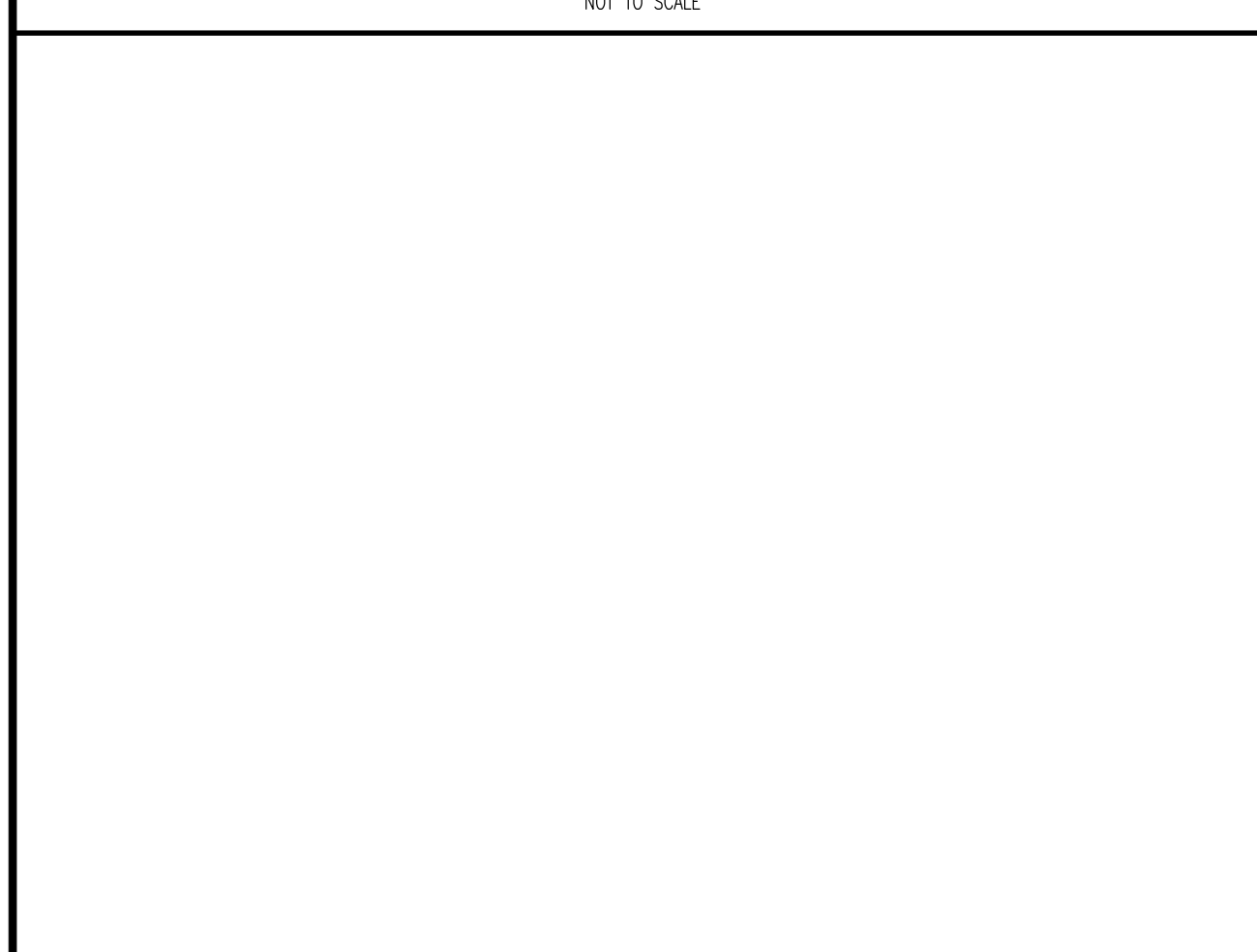


WATER MAIN TRENCH DETAIL

WATER SERVICE CONNECTION

CLEANOUT DETAIL

UTILITY SERVICE TRENCH DETAIL



STORM SEWER TRENCH DETAIL

10' X 10' MASONRY TRASH ENCLOSURE WITH BOARD ON BOARD GATE DETAIL

[illegible]

LAND DEVELOPMENT CONSULTING

Little Carmo, New Jersey 1-732-321-1100

Allentown, Pennsylvania 610-261-1100

TITLE:

PROJECT:

MPB REAL ESTATE
PROPOSED POOL
BLOCK 135, LOT 1
470 EAGLE ROAD
TOWNSHIP OF WEST

MATTHEW J. BERGER

Matthew J. Berger

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CONSTRUCTION

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REY'S & IHOP RESTAURANT
UT 38
BLACK AVENUE (CR-611)
WEST ORANGE, ESSEX COUNTY, NEW JERSEY

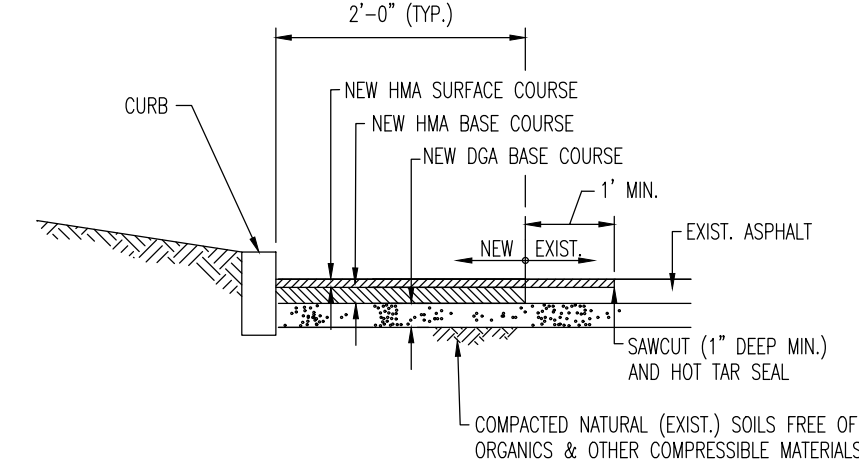
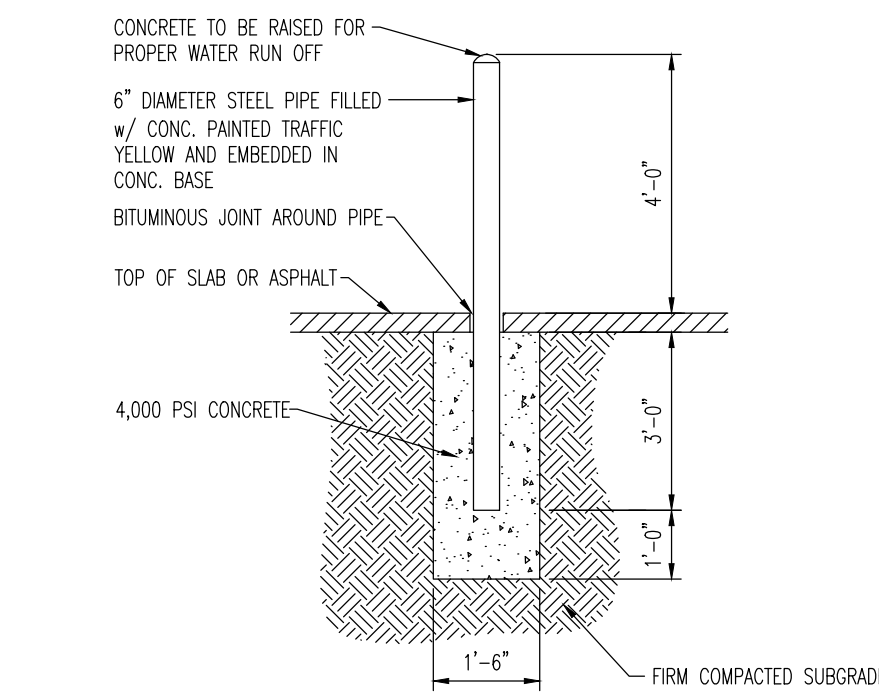
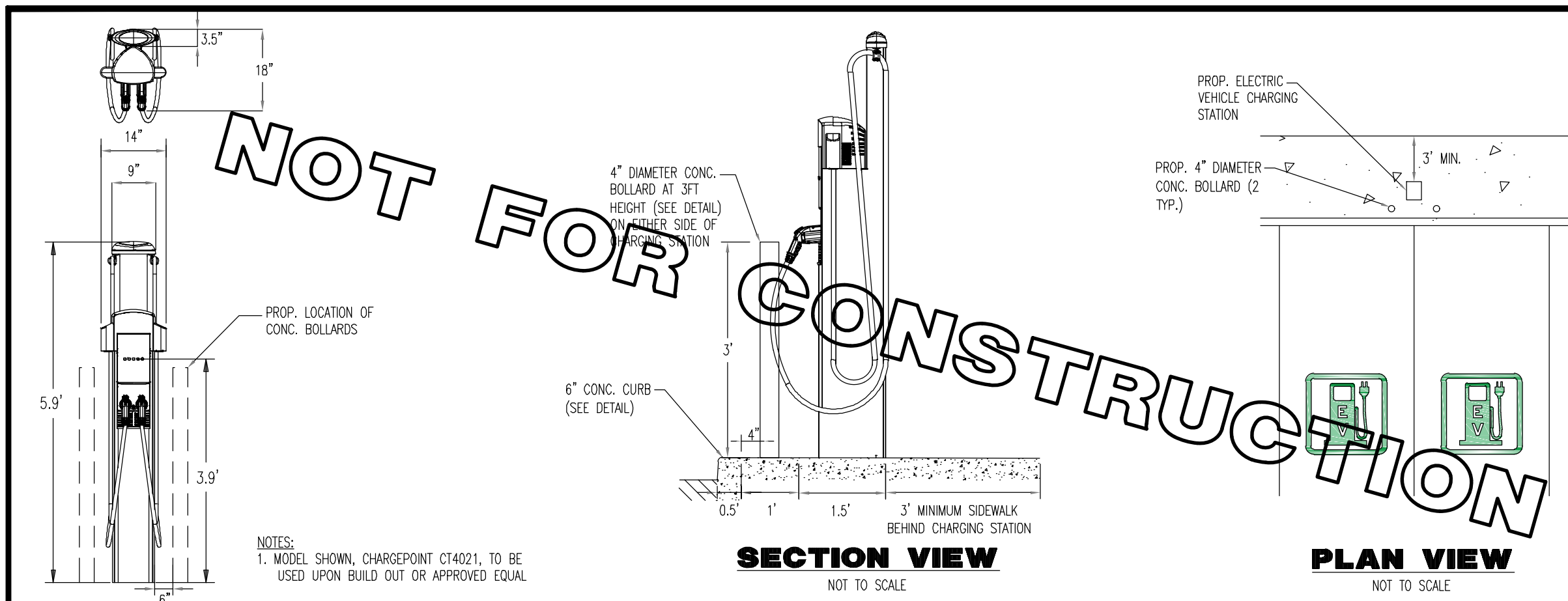
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ROBERT P. FREUD

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22

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41938

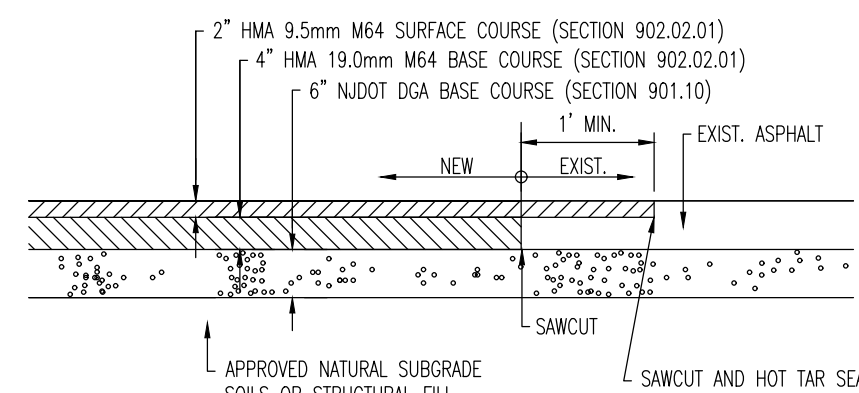
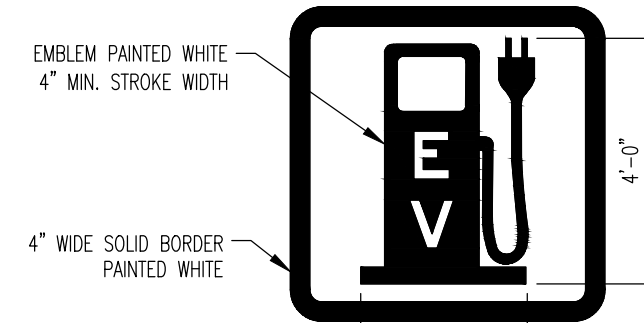
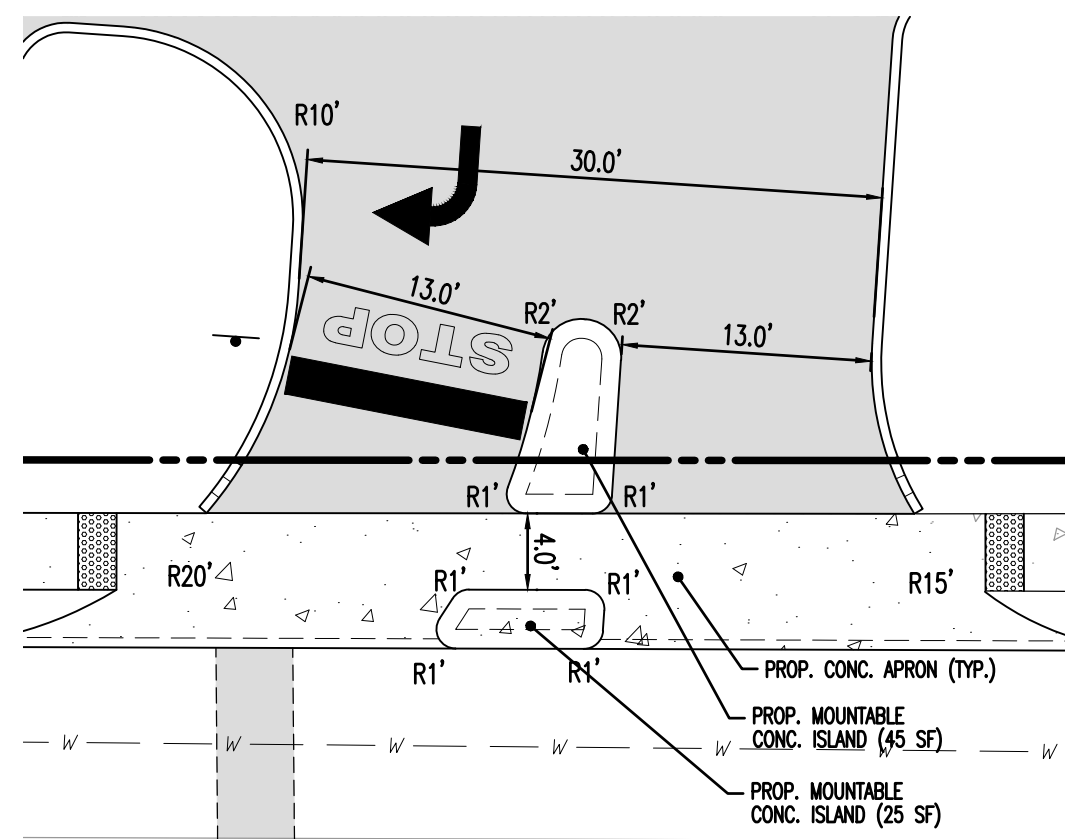
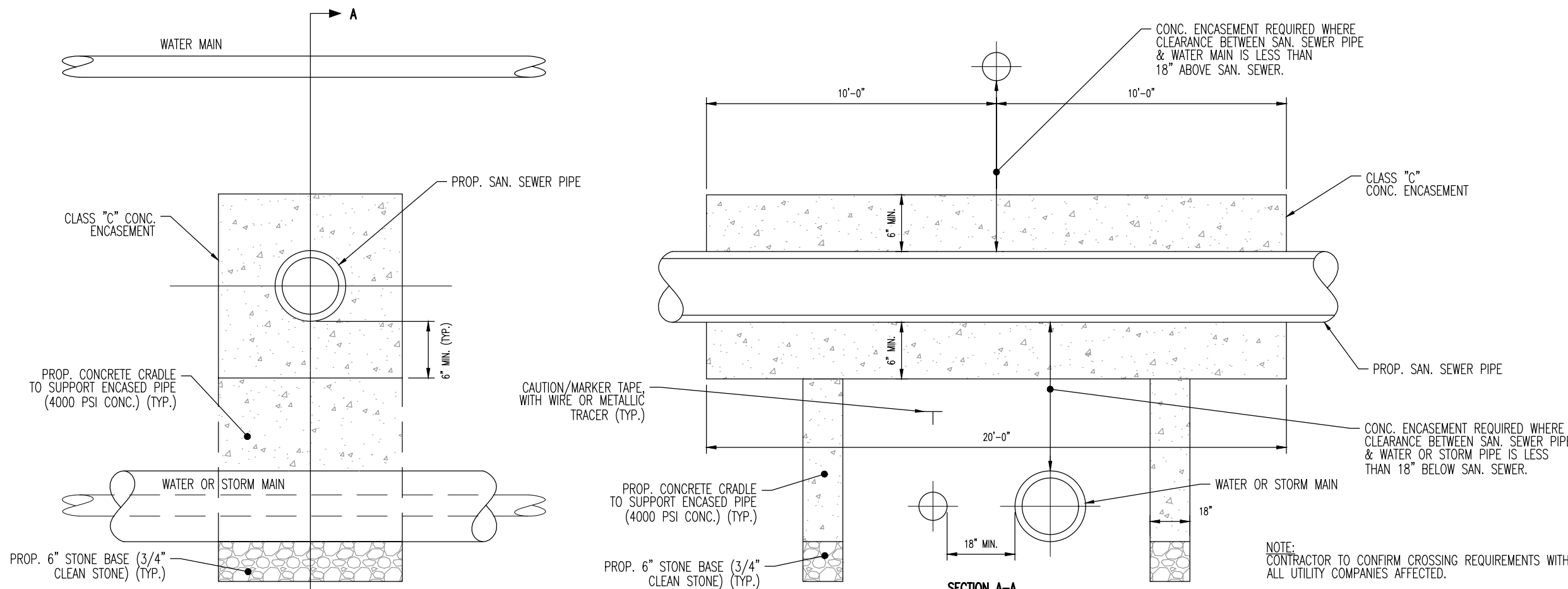
ENVIRONMENTAL 1000 Main Street Lake County, NJ 07138 T: 732.974.0198 F: 732.974.5621 www.dynamicinc.com SURVEY PLANNING & ZONING	
Job # 1021-99--025 Torri River, New Jersey 789-6401 Delray Beach, Florida T: 561.921.8570 3 Bethlehem, Pennsylvania T: 610.396.4400	
JOB No: DRAWN BY: NSR DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: — DATE: 06/07/2024 SCALE: (H) NOT TO (V) SCALE SHEET No:	
1733 PROTECT YOURSELF ALWAYS WEAR YOUR VEST/HAZARD OF EXPOSURE, RESOURCES, OR ANY PERSONS PRETENDING TO OPERATE THE SAFETY SURVEILLANCE ANCHOR IN ANY STATE FOR STATE SPECIFIC DRESS CODE NUMBERS VISIT: www.CALL-1-800.COM 17 OF 23	
Call numbers by zip Rev. # 2	



ELECTRIC VEHICLE CHARGING STATION (DUAL CHARGERS)



FULL DEPTH PAVEMENT REPAIR DETAIL

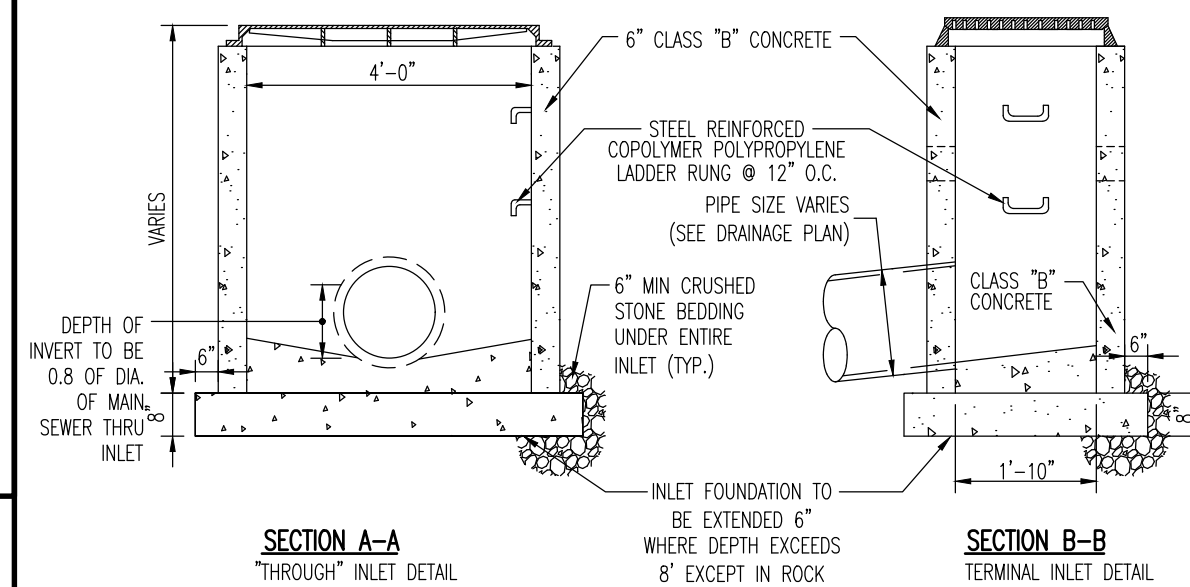
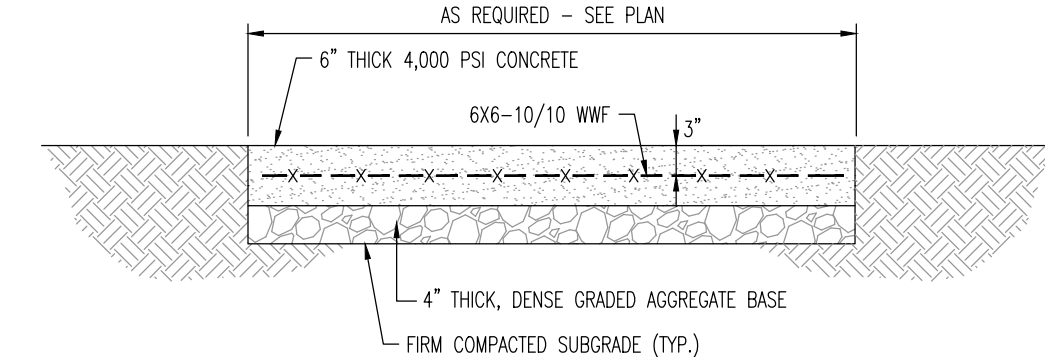
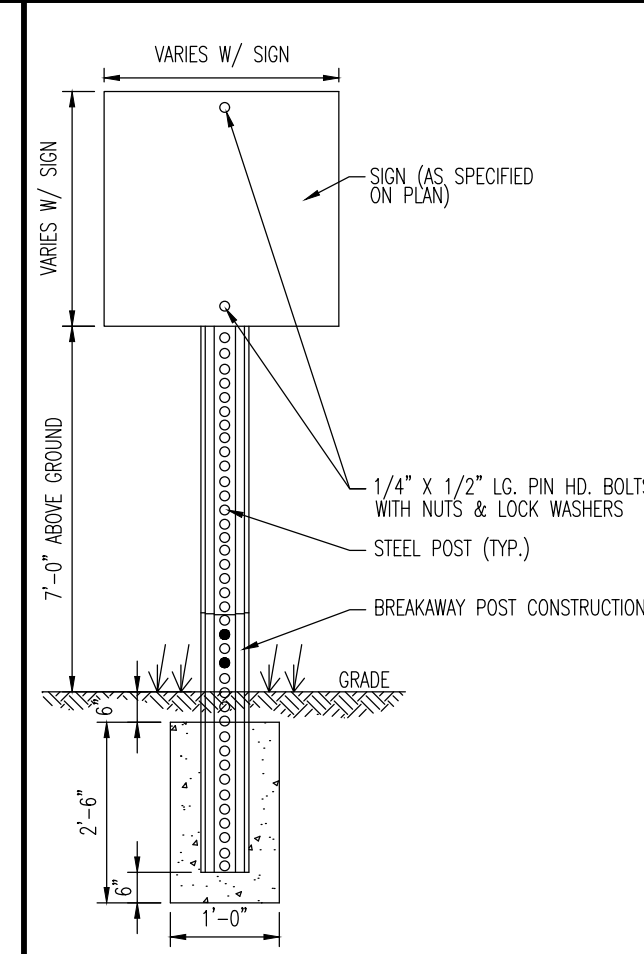
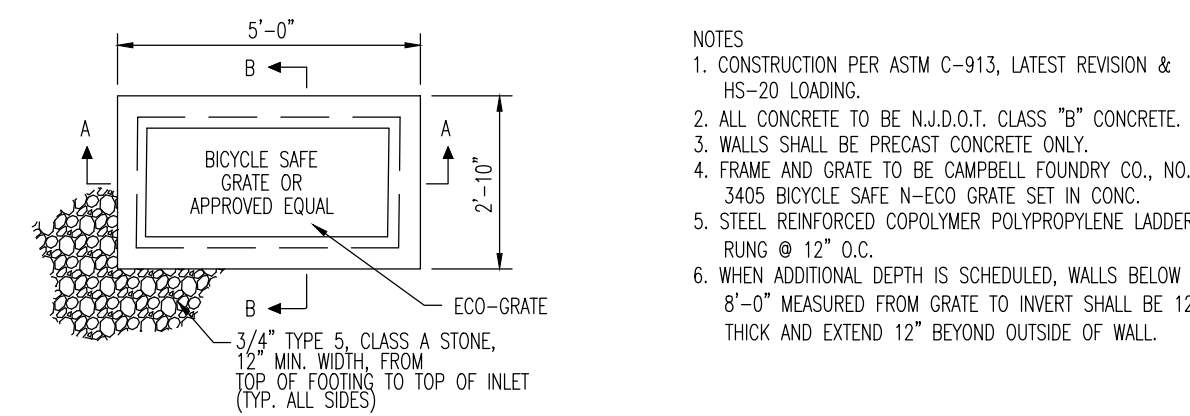
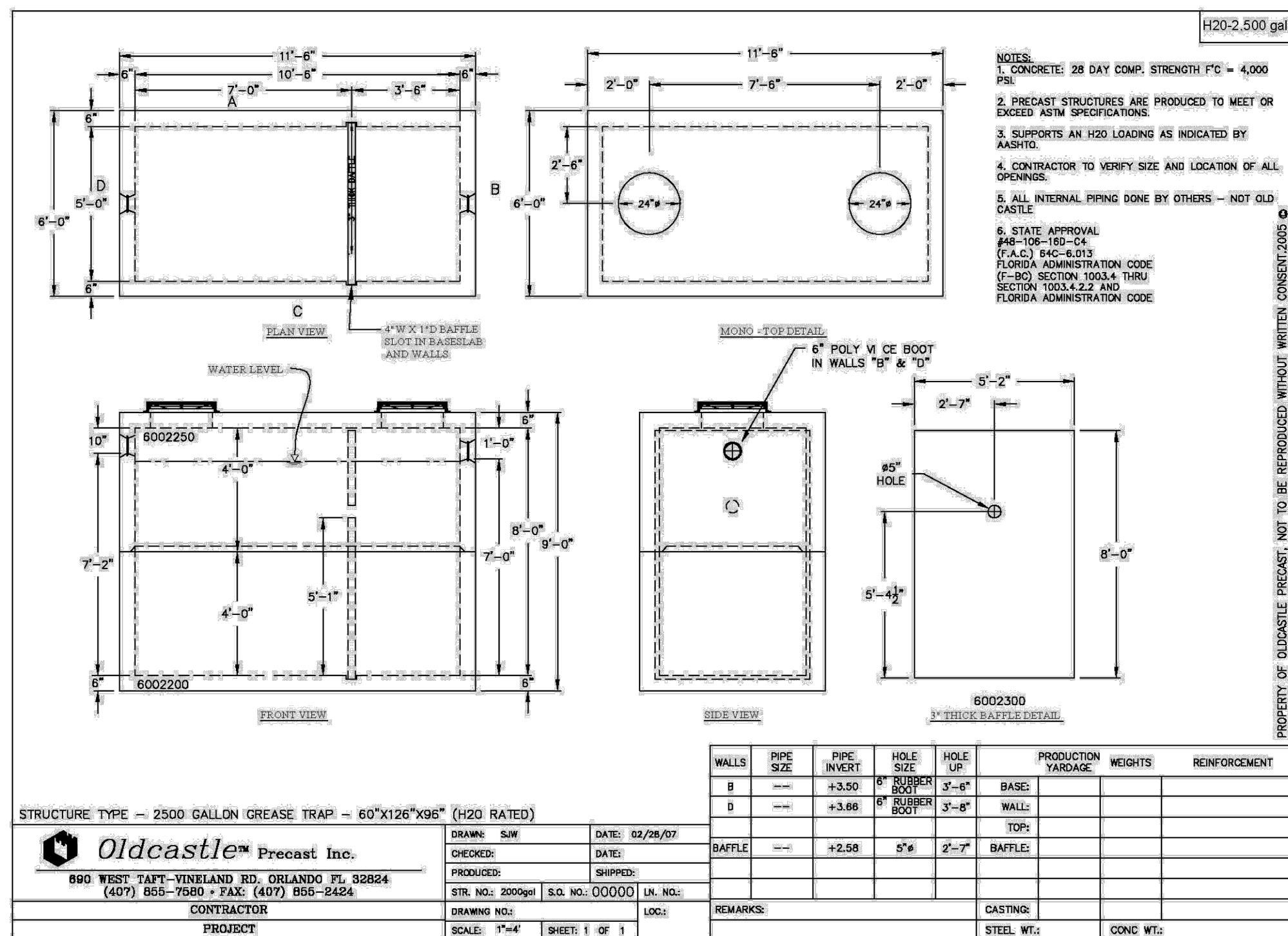


CONCRETE ENCASEMENT DETAIL

MOUNTABLE CONCRETE ISLANDS

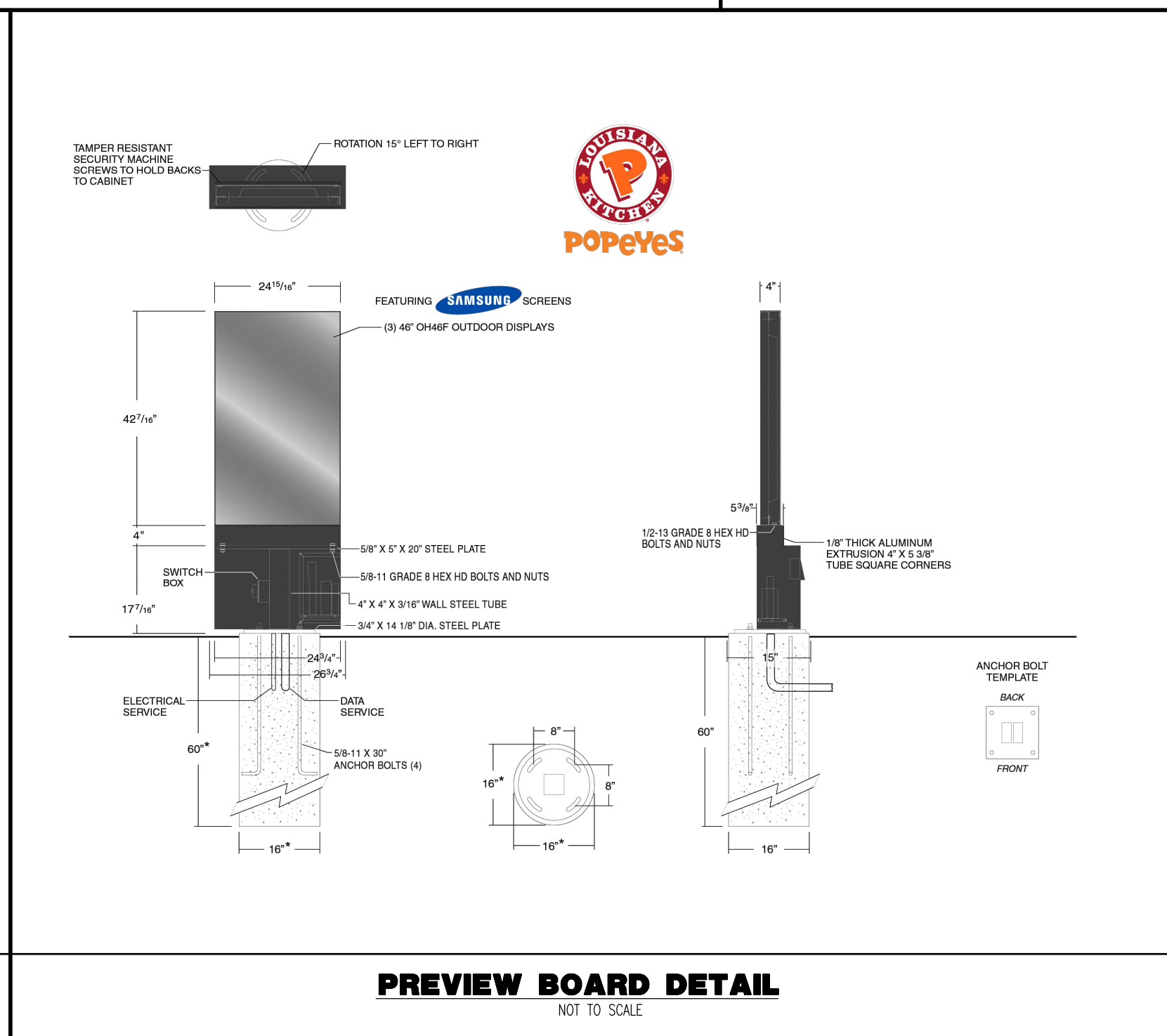
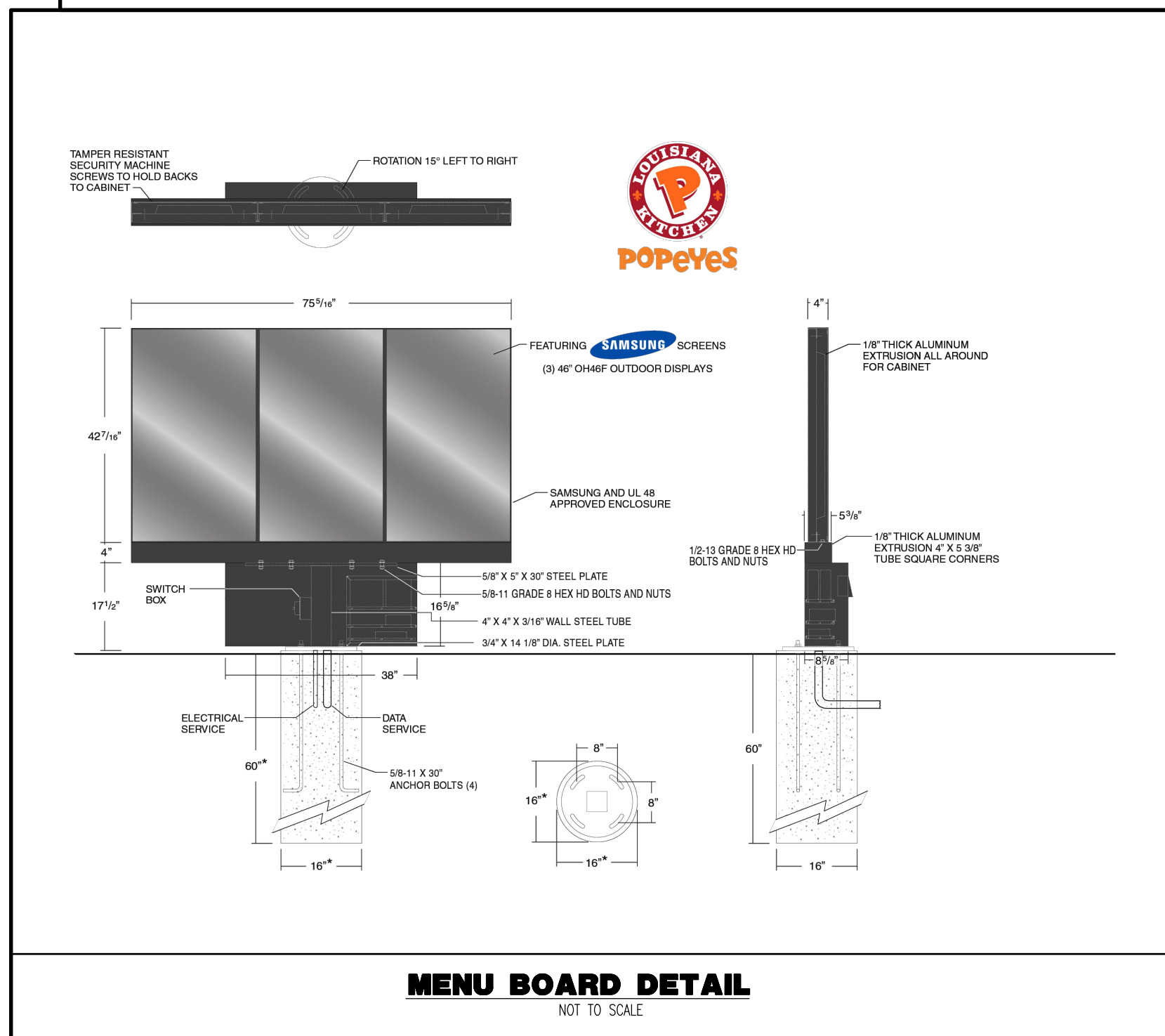
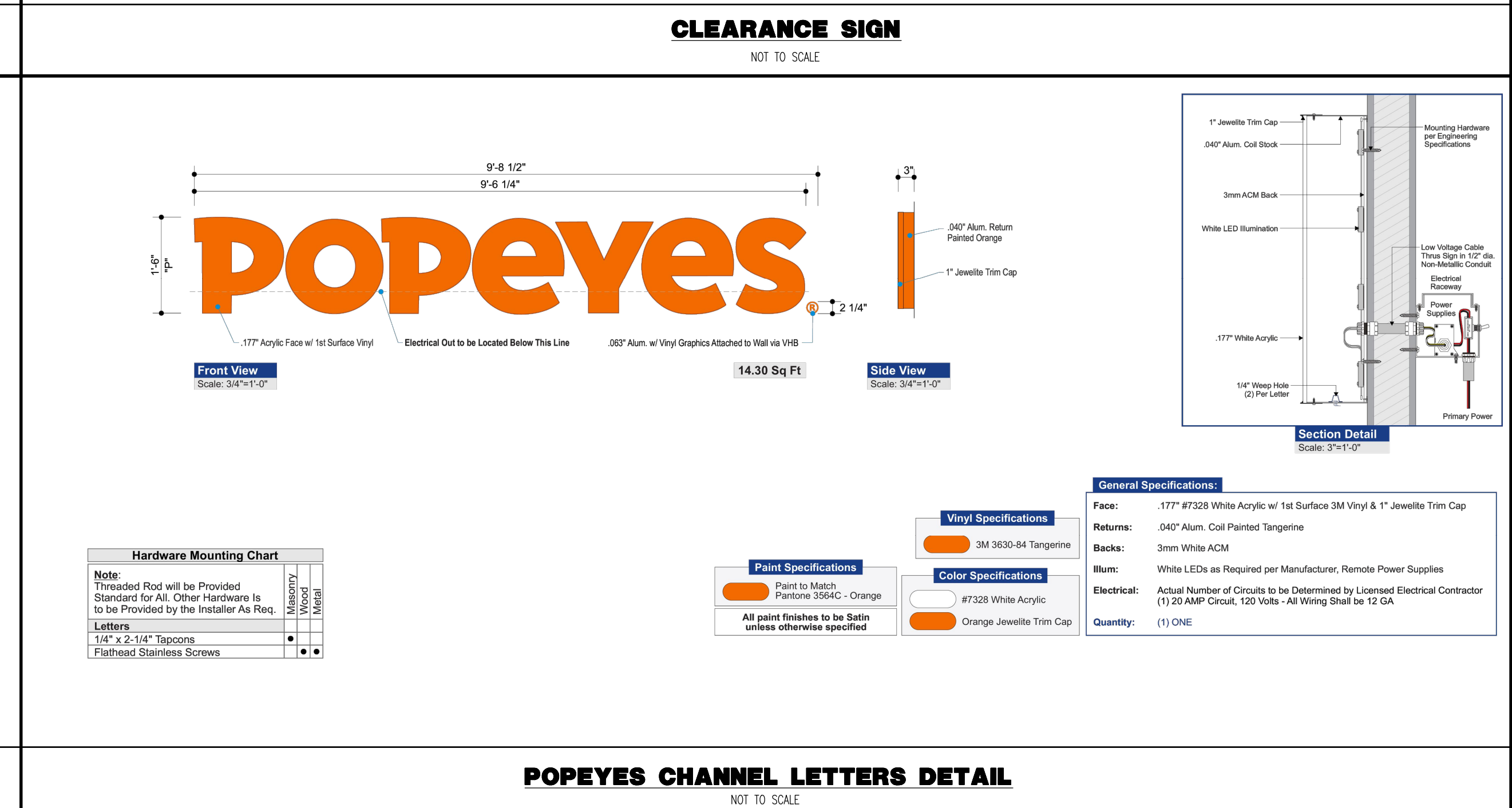
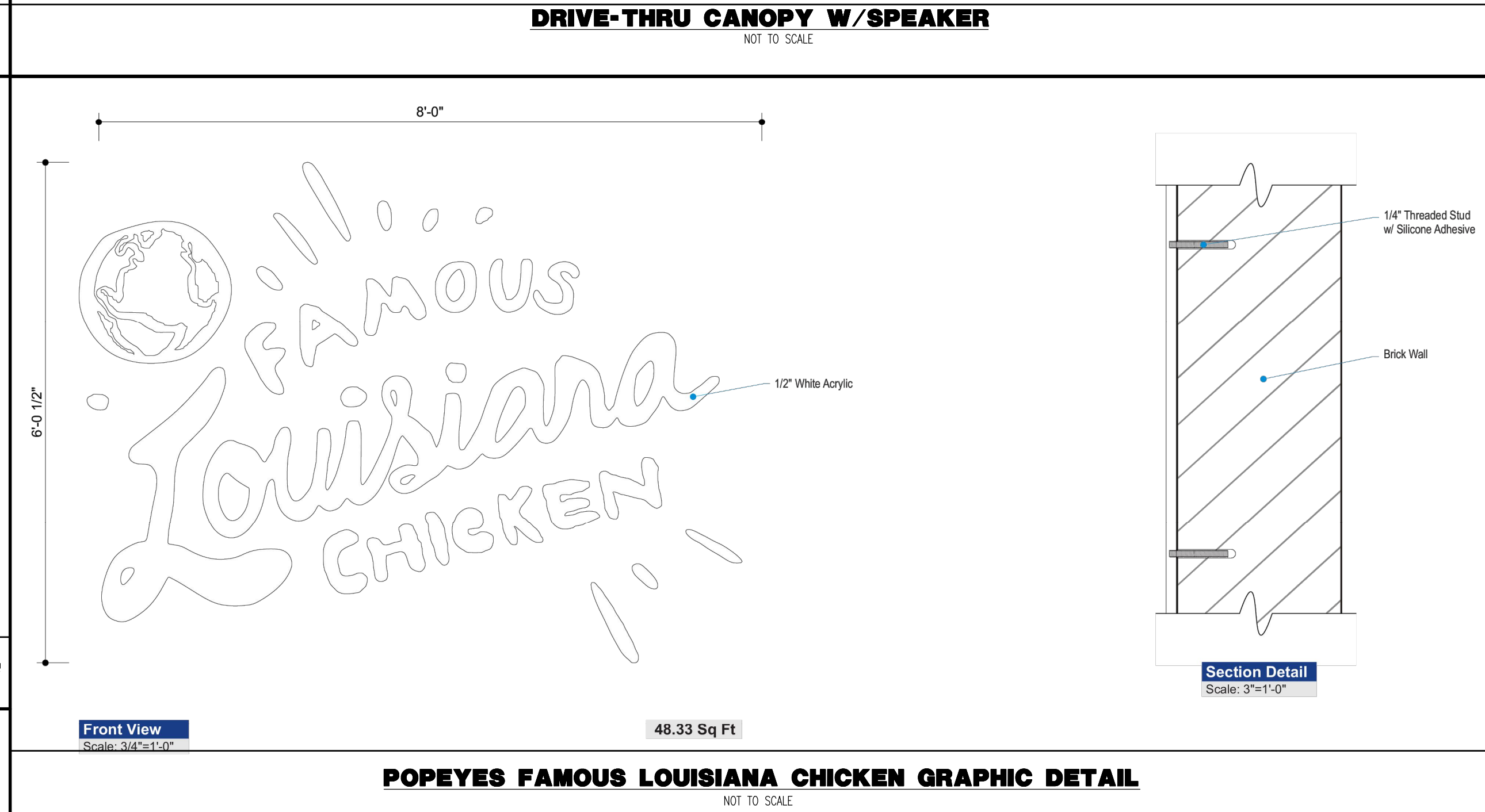
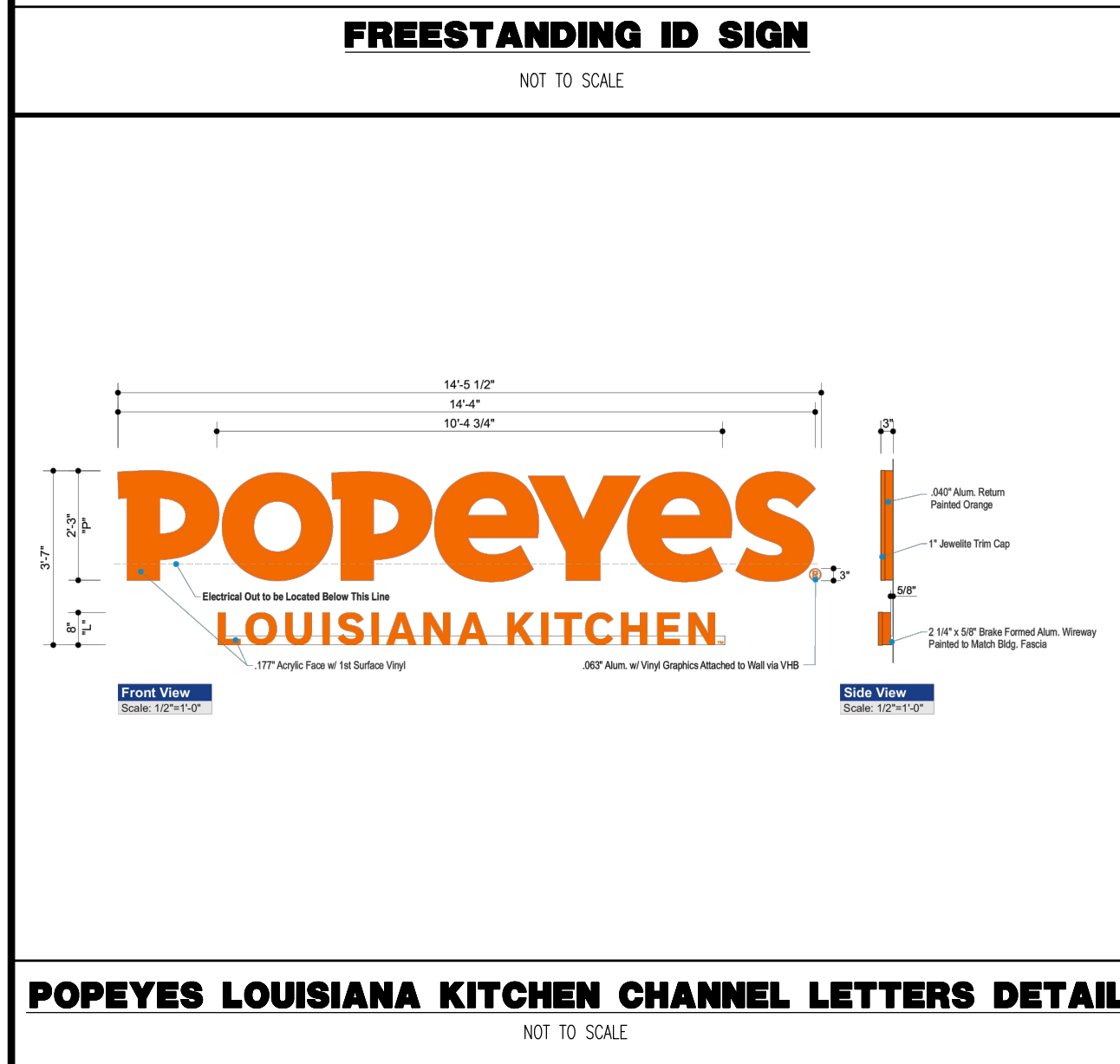
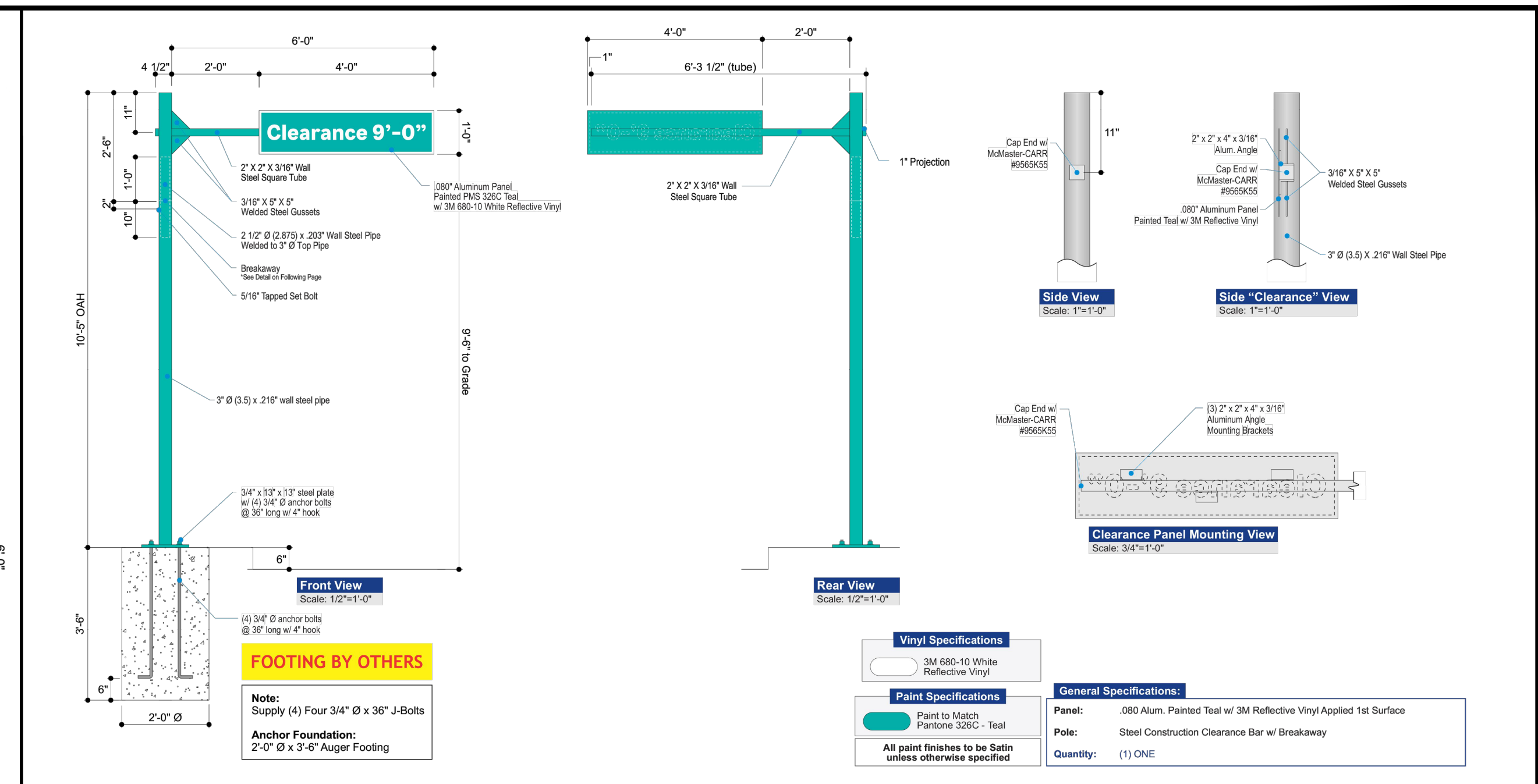
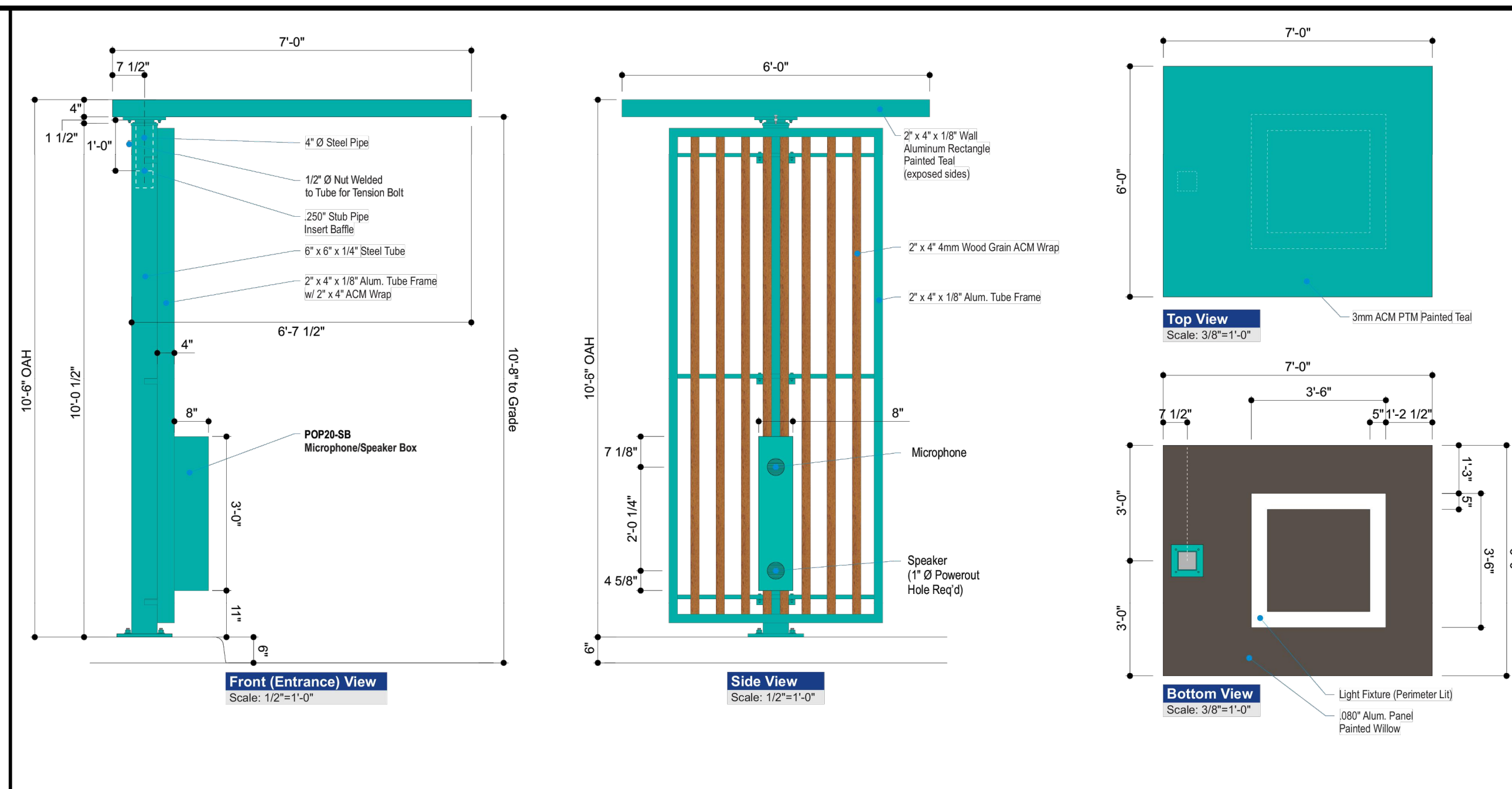
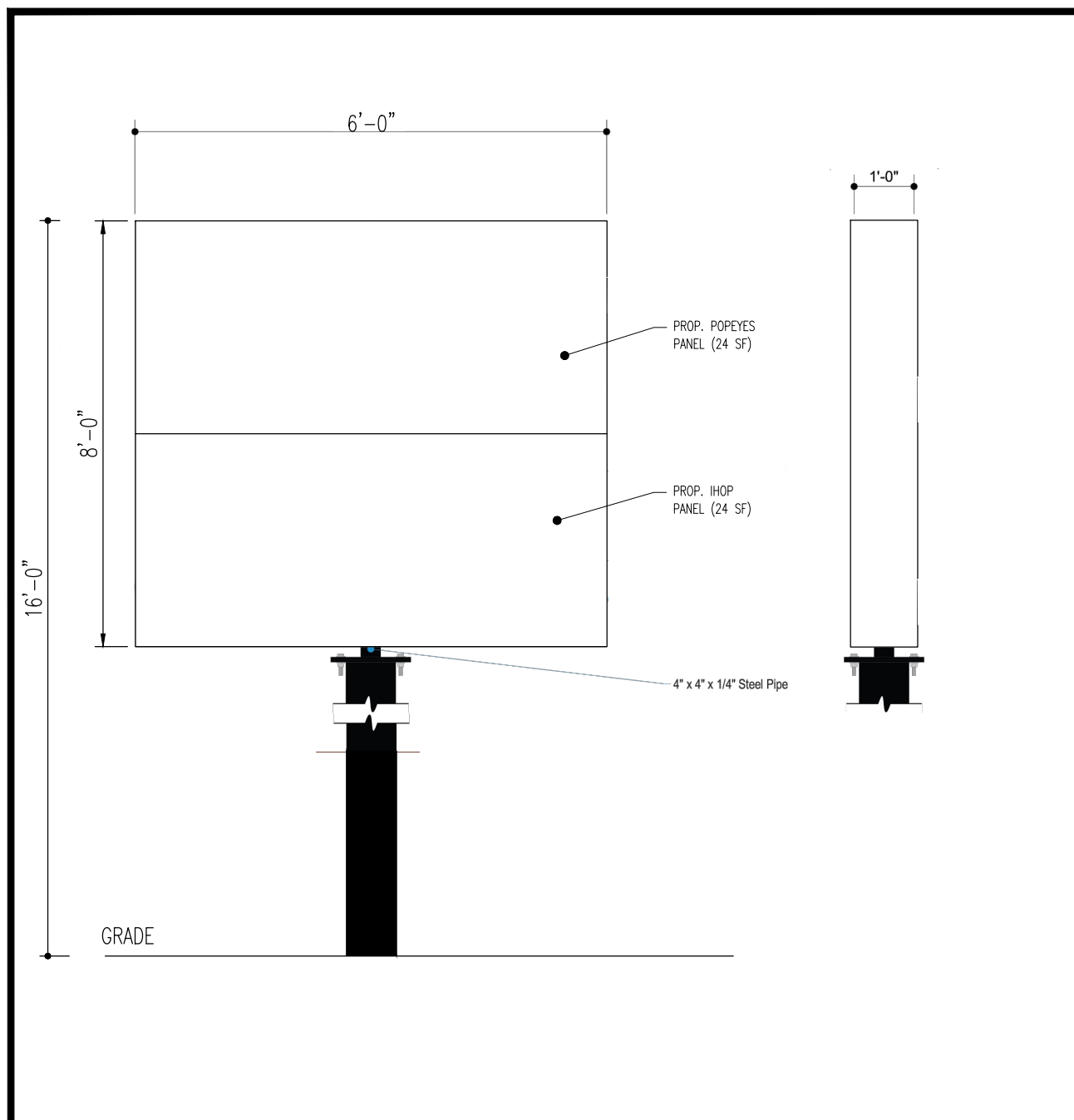


STANDARD DUTY ASPHALT PAVEMENT DETAIL



WALLS	PIPE SIZE	PIPE INVERT	HOLE SIZE	HOLE UP	PRODUCTION YARDAGE	WEIGHTS	REINFORCEMENT
B	8" INCH	+3.50	Ø 8" RUBBER BOOT	3'-6"	BASE:		
D	"	+3.66		3'-8"	WALL:		
					TOP:		
BAFFLE	8" INCH	+2.58	Ø 6"	2'-7"	BAFFLE:		
REMARKS:					CASTING:		
					STEEL WT:		
						CONC WT:	

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	Office correspondence located at: Lake Como, New Jersey 1-732.974.0198 • Chester, New Jersey 1-908.999.9229 • Newark, New Jersey 1-973.755.7200 • Toms River, New Jersey 1-732.974.0198 • Austin, Texas 1-512.444.2544 • Houston, Texas 1-281.789.0000 • Dallas Branch, Texas 1-561.927.8570 Newtown, Pennsylvania 1-267.685.0276 • Philadelphia, Pennsylvania 1-215.253.4888 • Bethlehem, Pennsylvania 1-610.958.4400		
	1904 Main Street Lake Como, NJ 07719 T 732.974.0198 F 732.874.3521 www.dynamicinc.com		
TITLE: CONSTRUCTION DETAILS			
Comments	PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT  BLOCK 153, LOT 36 470 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 SCALE: (H) NOT TO (V) SCALE		
	DESIGNED BY: DG/WM SHEET No:		
Rev.	CHECKED BY: MJB 18		
	CHECKED BY: —		
	MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522 ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938		
	 PROTECT YOURSELF ALL STATES REQUIRE INFORMATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION TO PREVENT THE EXCAVATION CONTRACTOR FROM HITTING ANY UNKNOWING SERVICE UTILITIES. CALL 811 BEFORE YOU DIG.		
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM			
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R/K	R/K	By	REV. PER TOWNSHIP & SID COMMENTS	REV. PER COMMENTS	Date	Rev.	Date	Rev.	Date
1			02/18/25						
2			02/24/25						

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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

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

811

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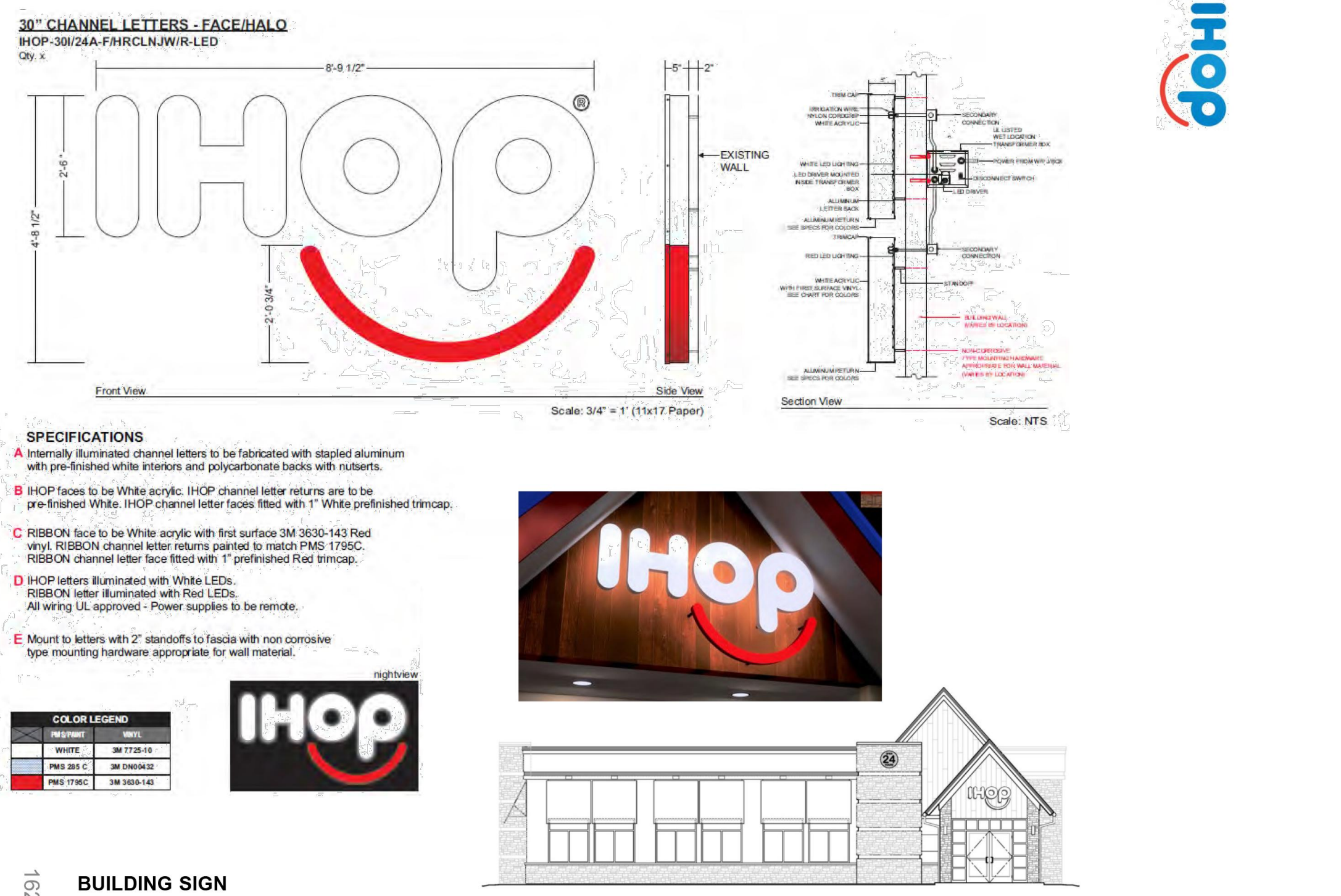
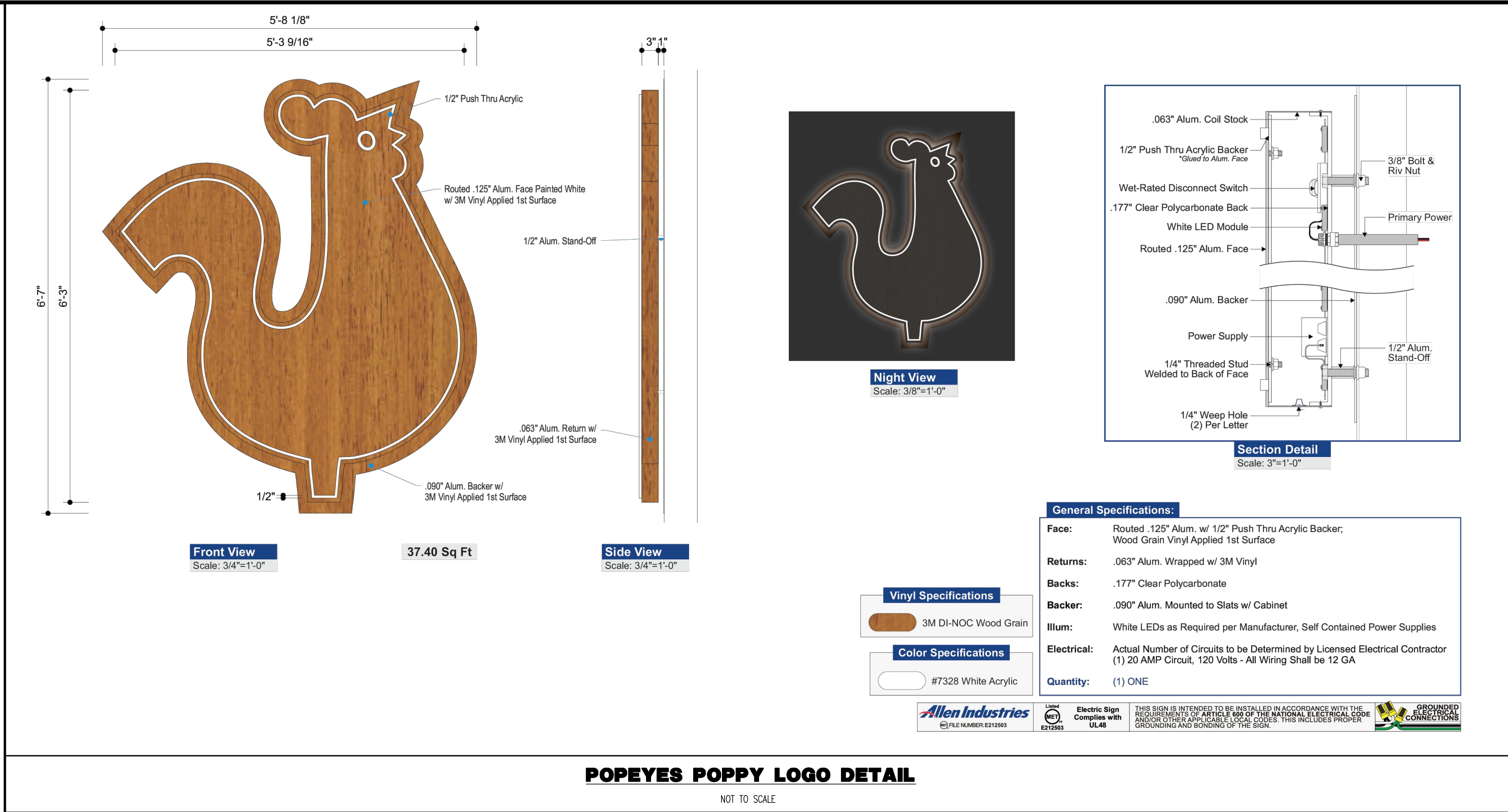
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PREPARING TO SECURE THE WORK'S
SURFACE. ADVANCE IN MP 12021

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Rev. # 2



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Newtown, Pennsylvania T: 267.683.0276 | Phoenixville, Pennsylvania T: 215.253.4868 | Sellersville, Pennsylvania T: 610.398.4400

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

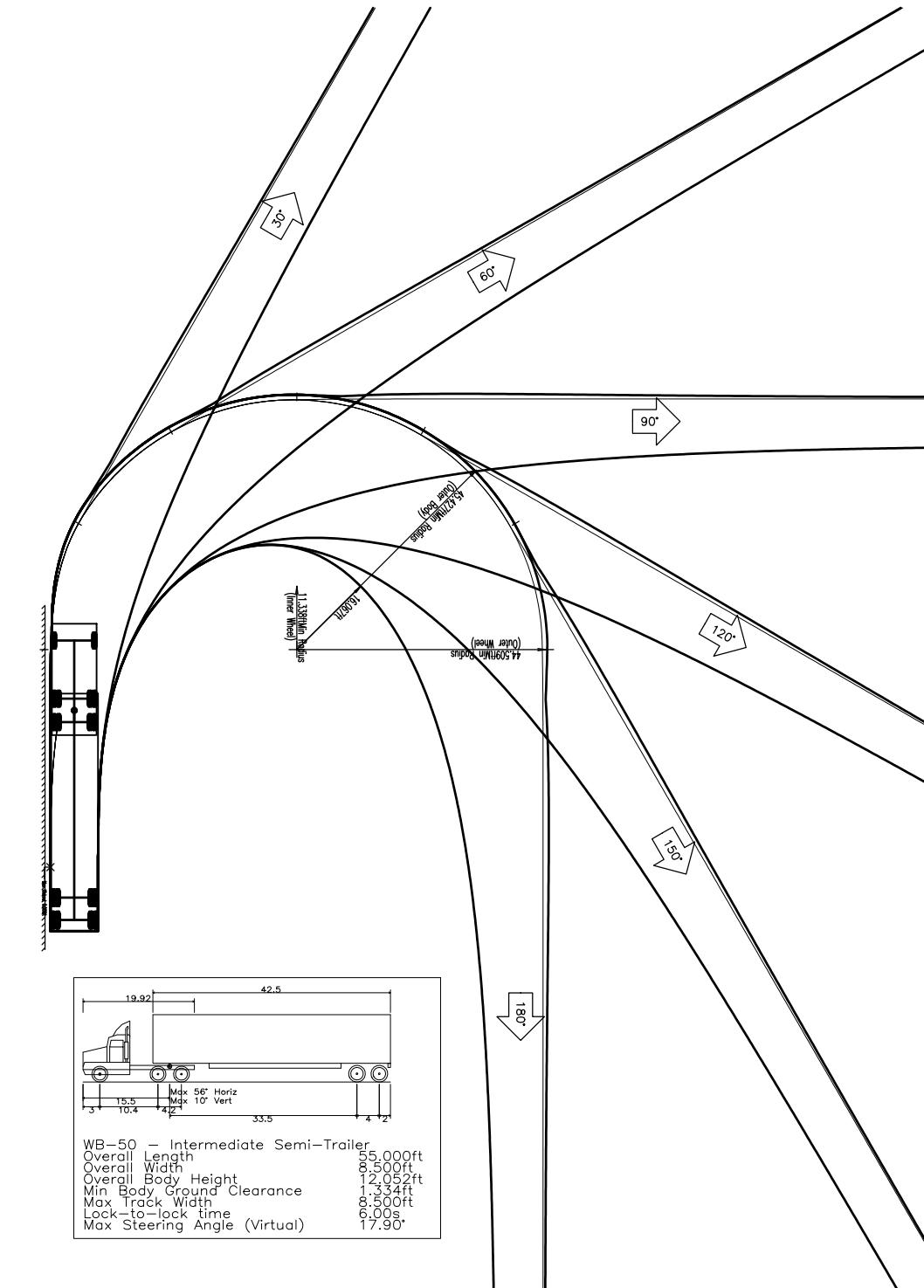
JOB No: 1021-99-025
DATE: 06/07/2024
DRAWN BY: NSR
DESIGNED BY: DG/MW
CHECKED BY: MJB
CHECKED BY: -

SHEET No: **20**
OF 23
Rev. # 2

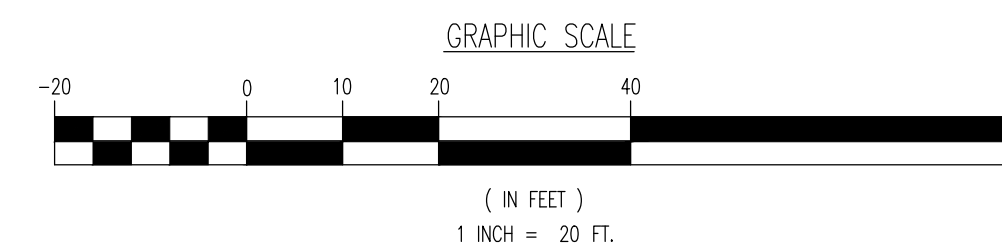
MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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

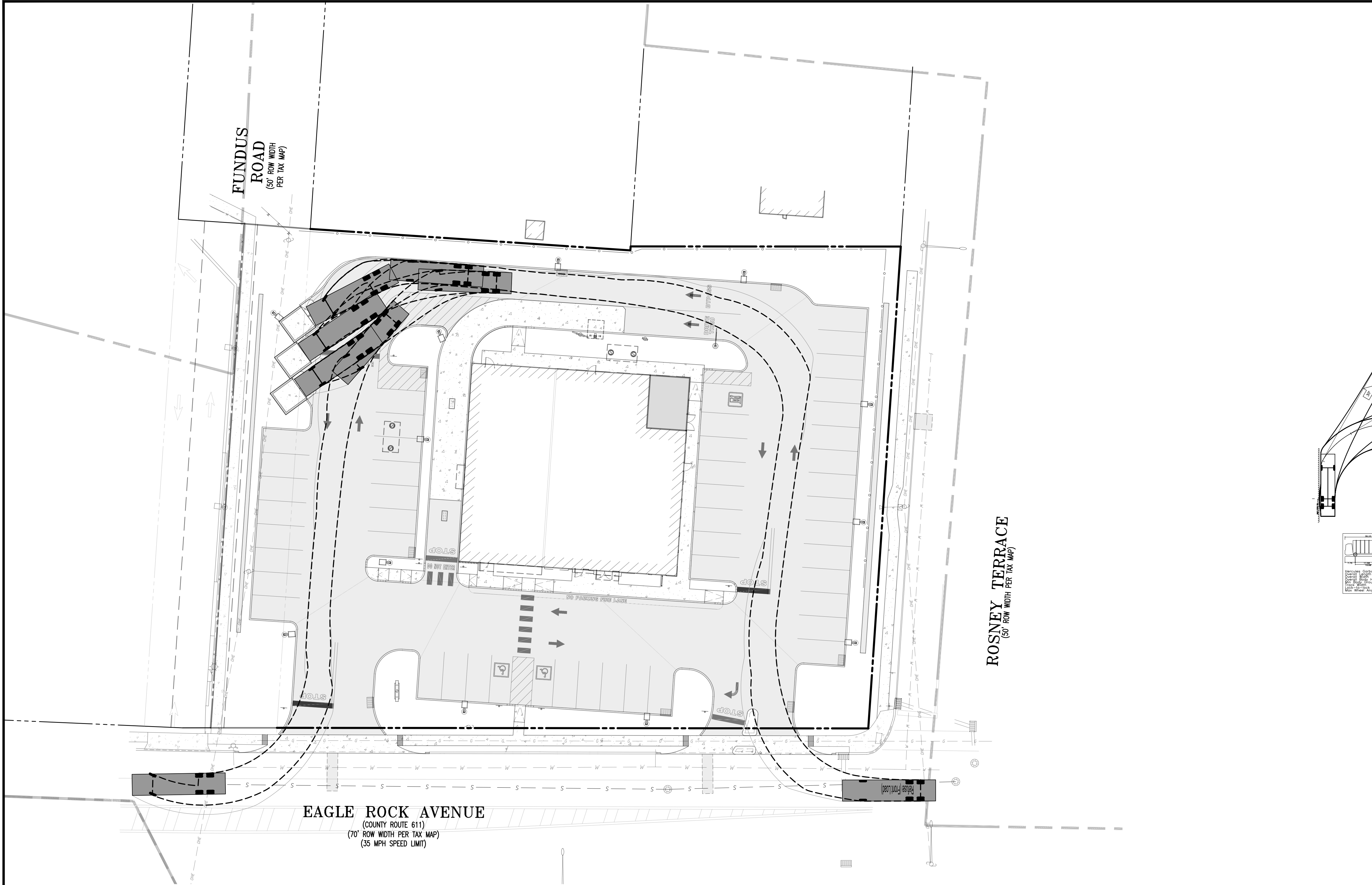
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PREPARED TO OBTAIN THE SERVICE
OFFICE NUMBER, IN NJ 311
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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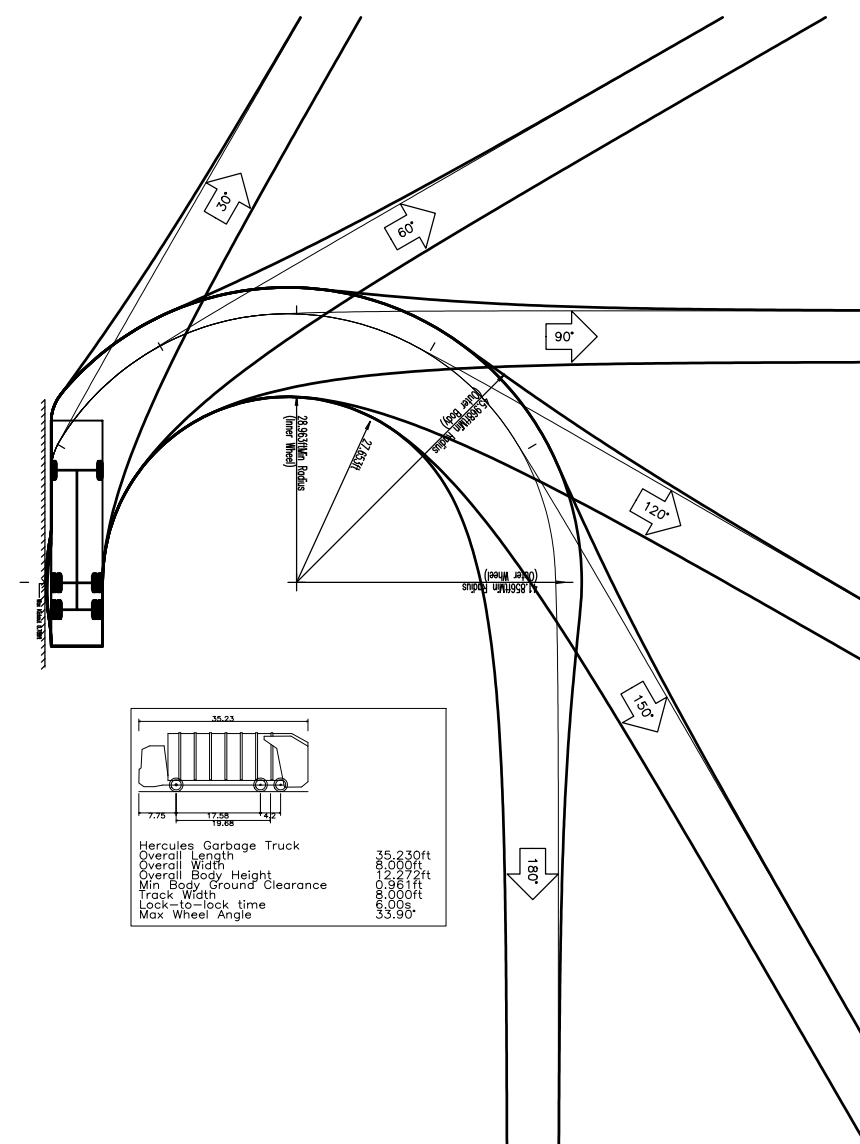
WB-50 - Intermediate Semi-Trailer	
Overall Length	85.00ft
Overall Width	8.50ft
Overall Body Height	12.05ft
Min Body Ground Clearance	1.43ft
Max Track Width	8.50ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.80°

[illegible]

Plotted: 02/24/25 - 5:23 PM, By: krazimir, Product Ver: 24.3a (LMS Tech)
File: \\decpc.local\decpc\projects\1021\parish network, lc 99-025 west orange\dwg\Site Plans\0102199022SV1.dwg, ---> 23 VEHICLE CIRCULATION (TRASH TRUCK)

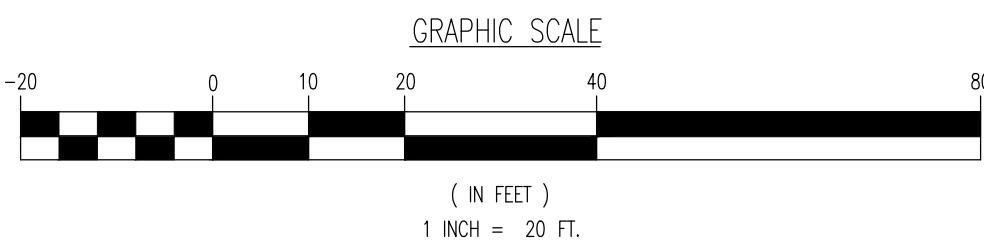


THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



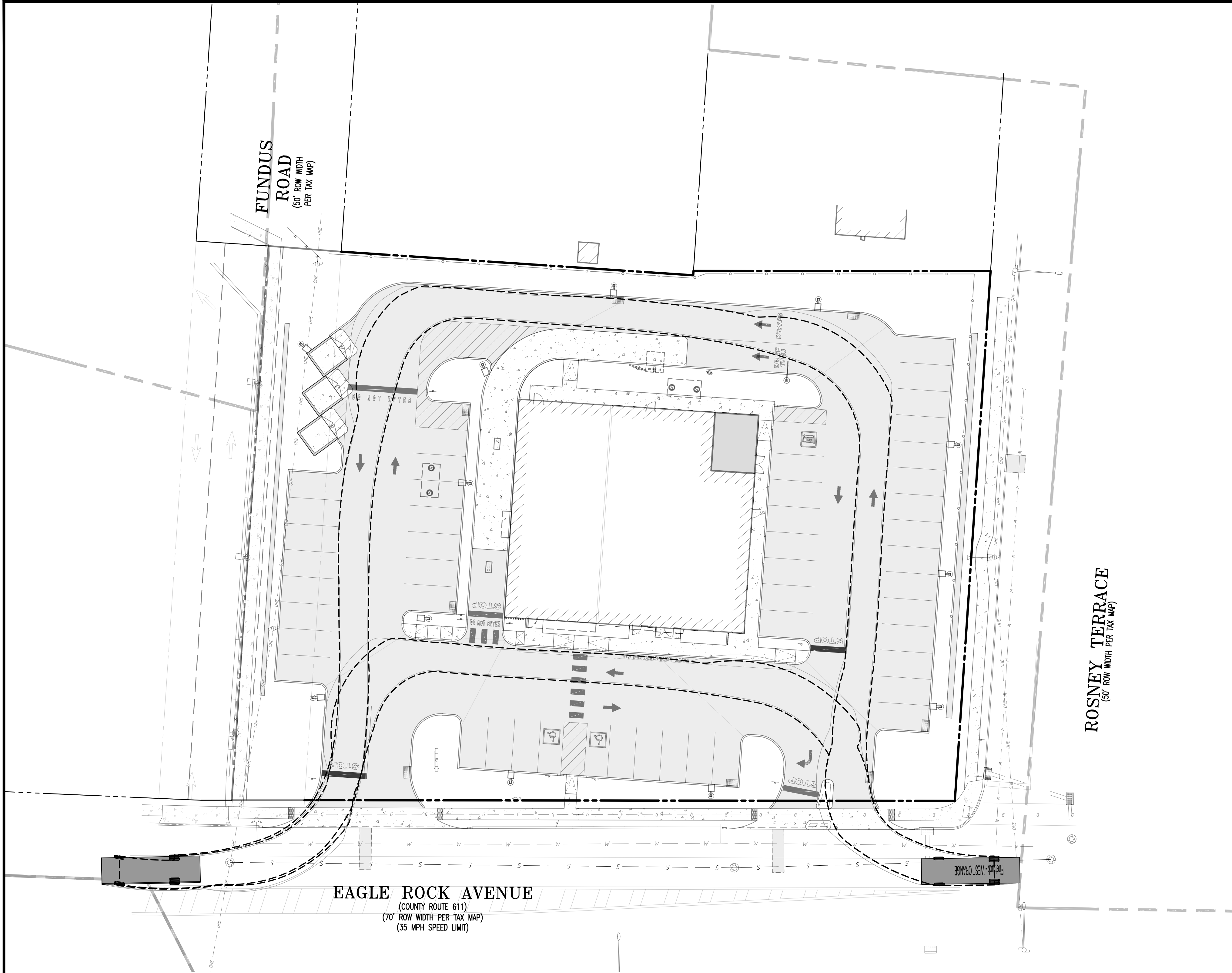
ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)

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

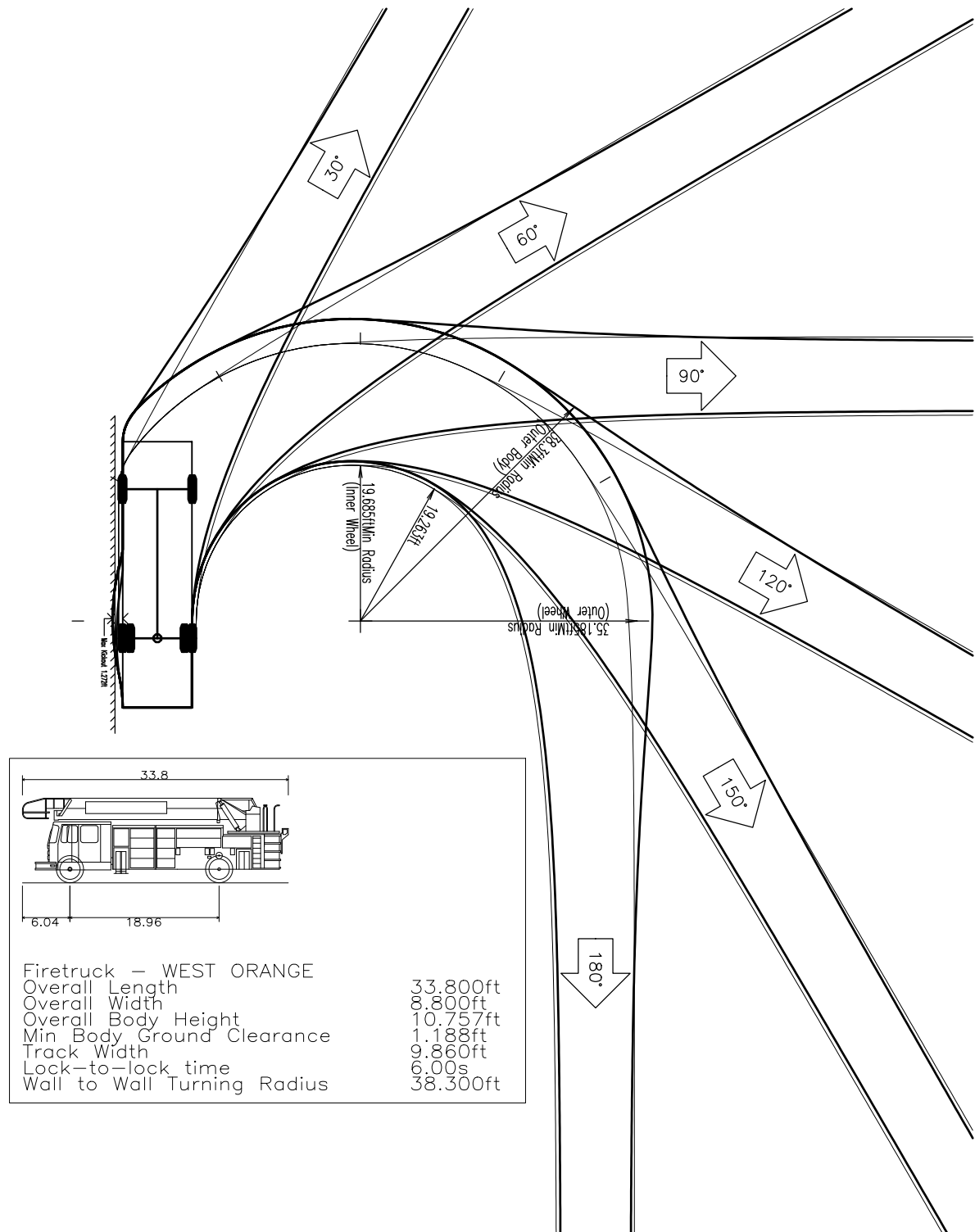
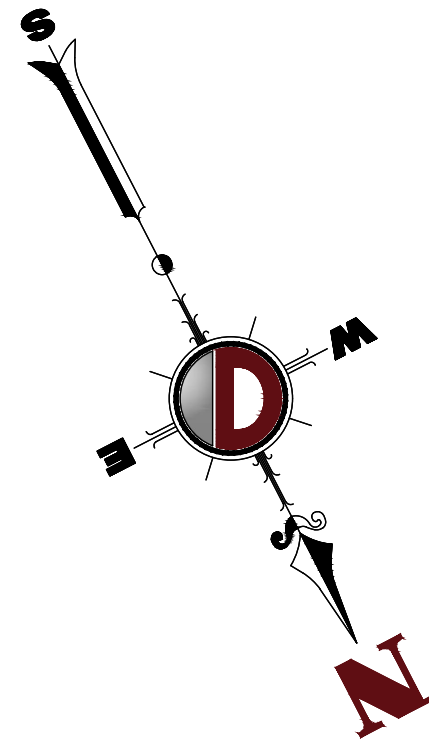


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TITLE: VEHICLE CIRCULATION (TRASH TRUCK)			
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT	JOB No: 1021-99-025	DATE: 06/07/2024	SCALE: (H) 1"=20' (V)
470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	DRAWN BY: PSD	DESIGNED BY: DG/MWW	SHEET No:
CHECKED BY: MJB	22 OF 23		
CHECKED BY: -	Rev. # 2		
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES BEFORE ANY EXCAVATION OR DRILLING. CALL 811 OR VISIT WWW.CALL811.COM FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VSOT.	

Plotted: 02/24/25 - 5:23 PM, By: kazimir, Product Ver: 24.3a (LMS Tech)
File: \\decpc.local\decpc\projects\1021\parish network, lc 99-025 west orange\dwg\Site Plans\0102199025SV1.dwg, ----> 24 VEHICLE CIRCULATION (FIRE TRUCK)

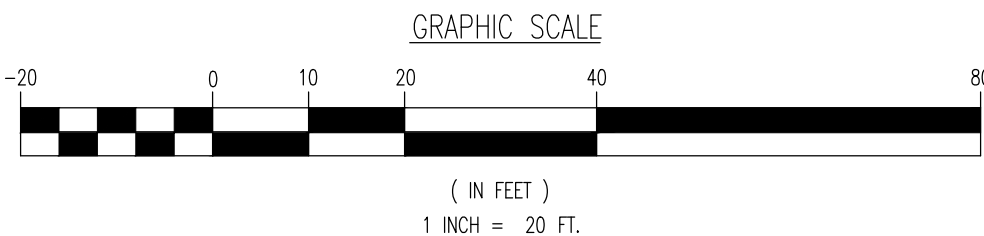


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ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)

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



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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4868 | Southampton, Pennsylvania T: 610.398.4400

TITLE: **VEHICLE CIRCULATION (FIRE TRUCK)**

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
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