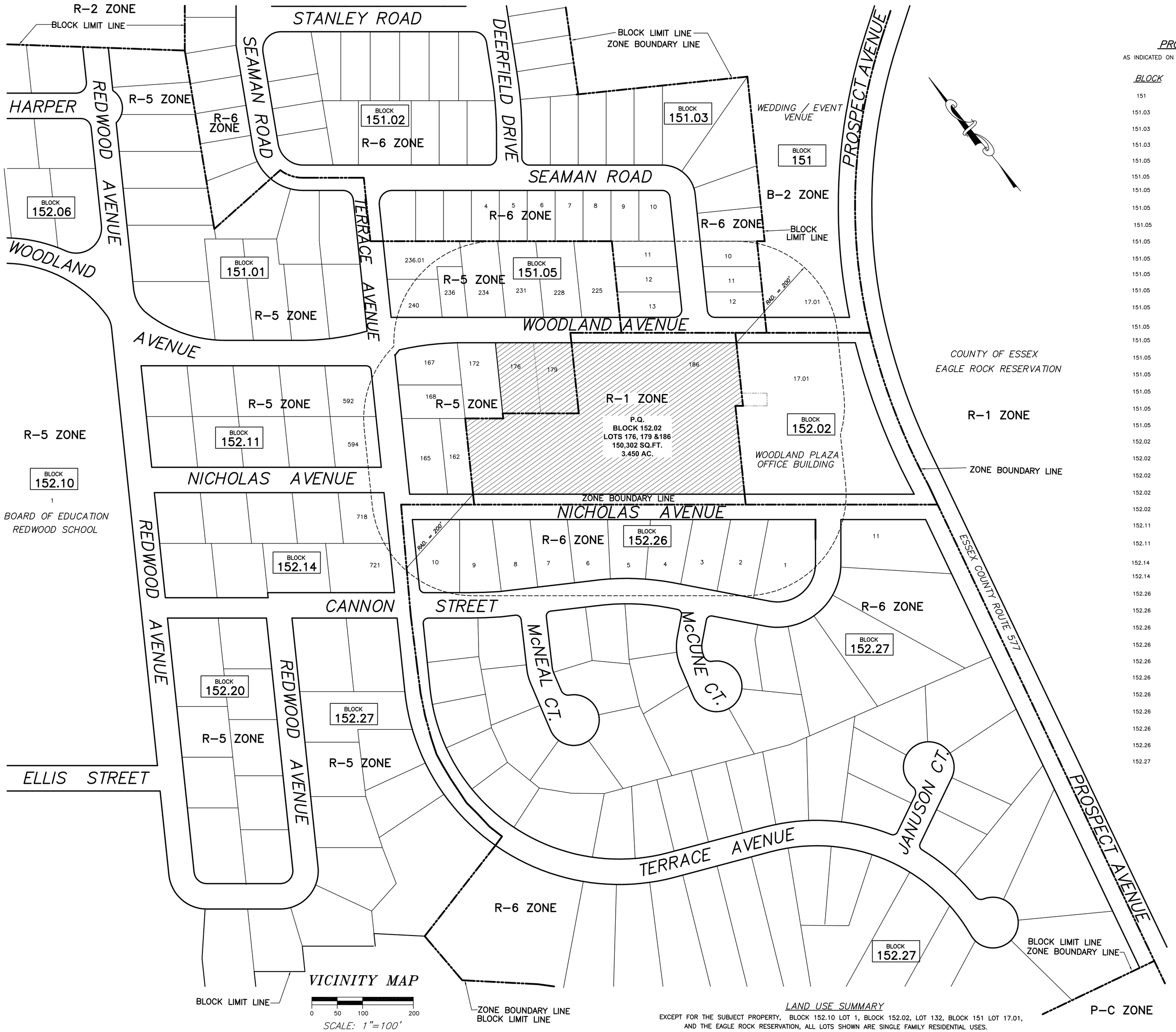
SITE PLAN & VARIANCE APPLICATION PLANS
MONTCLAIR STABLES LLC



LAND USE SUMMARY

EXCEPT FOR THE SUBJECT PROPERTY, BLOCK 152.10 LOT 1, BLOCK 152.02, LOT 132, BLOCK 151 LOT 17.01, AND THE EAGLE ROCK RESERVATION, ALL LOTS SHOWN ARE SINGLE FAMILY RESIDENTIAL USES.

PROPERTY IN QUESTION

BLOCK 152.02 *LOTS* 176, 179, 186

PROPERTY OWNERS WITHIN 200'

AS INDICATED ON A CERTFIIED LIST PROVIDED BY THE TOWNSHIP OF WEST ORANGE

BLOCK	LOT	NAME & MAILING ADDRESS
151	17.01	ORANGE PROSPECT, LLC 111 PROSPECT AVENUE, WEST ORANGE, NJ 07052
151.03	10	DAVID RODRIGUEZ & MAYRA MOLINA 6 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.03	11	FRANKY PETIT & FRANCOISE PAUL 4 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.03	12	JOSE ENRIQUE REYES 2 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	4	SASHA COOPER 27 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	5	TROY & JENNIFER WEINBERG 25 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	6	MOHAMED SHEHATA & LINA A. SHEHAB PO BOX 344, WEST ORANGE, NJ 07052
151.05	7	PATRICIA A. CARROL 21 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	8	RHESHAL WILLIAMS & MARTIN A. WATT 19 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	9	GINA M. MERIGLIANO 17 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	10	ANGELA TEXEIRA & AUSTIN SCHALLER 15 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	11	JUDITH SHAMIAN 5 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	12	DONNA McKENZIE 3 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	13	MARY & JOSEPH DE PASQUALE 1 SEAMAN ROAD, WEST ORANGE, NJ 07052
151.05	225	ELENE MELEAS-NATALE 25 WOODLAND AVENUE, WEST ORANGE, NJ 07052
151.05	228	LEONARD W. & NORMA I. CAMPANELLA 27 WOODLAND AVENUE, WEST ORANGE, NJ 07052
151.05	231	ELIZABETH ANANE-AGYEI 29 WOODLAND AVENUE, WEST ORANGE, NJ 07052
151.05	234	JASMINE COLON 31 WOODLAND AVENUE, WEST ORANGE, NJ 07052
151.05	236	GEORGES M. SOUFFRANT 35 WOODLAND AVENUE, WEST ORANGE, NJ 07052
151.05	236.01	SETH & DEBORAH RINN 110 TERRACE AVENUE, WEST ORANGE, NJ 07052
151.05	240	AMY EDWARDS 108 TERRACE AVENUE, WEST ORANGE, NJ 07052
152.02	132	TERRA KENNEDY REALTY, LLC 339 HICKSVILLE ROAD, #1120, BETHPAGE, NY 11714
152.02	162	LYDIA VARGAS 4 NICHOLAS AVENUE, WEST ORANGE, NJ 07052
152.02	165	ANA NATALE-PEREIRA 100 TERRACE AVENUE, WEST ORANGE, NJ 07052
152.02	167	HEATHER ANN & MICHAEL I. YOUNKER 106 TERRACE AVENUE, WEST ORANGE, NJ 07052
152.02	168	kIYOKO M. & JASON McCRAE FOSTER 30 WOODLAND AVENUE, WEST ORANGE, NJ 07052
152.11	592	MARK & JOYCE LYNN RUDIN 38 WOODLAND AVENUE, WEST ORANGE, NJ 07052
152.11	594	MARK & REBECCA ALTABE 43 NICHOLAS AVENUE, WEST ORANGE, NJ 07052
152.14	718	SIMEON & ESTHER SCHWARTZ 42 NICHOLAS AVENUE, WEST ORANGE, NJ 07052
152.14	721	CHAGIT RASKIN 11 CANNON STREET, WEST ORANGE, NJ 07052
152.26	1	JUDY & GISELE DEROSENA 33 CANNON STREET, WEST ORANGE, NJ 07052
152.26	2	EITAN ALEX & ARIANNAR PRINCE 31 CANNON STREET, WEST ORANGE, NJ 07052
152.26	3	MARK HALL & AMY GINSBERG 29 CANNON STREET, WEST ORANGE, NJ 07052
152.26	4	SEAN A. & LATESHA M. FLYNN 110 TERRACE AVENUE, WEST ORANGE, NJ 07052
152.26	5	ERIC Y. & JUDY WOO CHEN 25 CANNON STREET, WEST ORANGE, NJ 07052
152.26	6	DAVID N. & MARAI DEROSE PEREIRA 23 CANNON NSTREET, WEST ORANGE, NJ 07052
152.26	7	TODD D. & LISA ANNE CUPELLI HILL 21 CANNON STREET, WEST ORANGE, NJ 07052
152.26	8	MICHAEL R. & ELLEN J. ISAAC 19 CANNON STREET, WEST ORANGE, NJ 07052
152.26	9	KUNTAL S. & SHILPA K. SANGHVI 17 CANNON STREET, WEST ORANGE, NJ 07052
152.26	10	HENRY EROMOSELE 15 CANNON STREET, WEST ORANGE, NJ 07052
152.27	11	EDWARD AYUSO 38 CANNON STREET, WEST ORANGE, NJ 07052

UTILITIES & PUBLIC AGENCIES

TOWNSHIP OF WEST ORANGE
SEWER
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052

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

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

VERIZON
TELEPHONE
1 VERIZON WAY
BASKING RIDGE, NJ 07920-1025

COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083

THIS SITE PLAN APPLICATION WAS APPROVED BY THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE AT A MEETING HELD ON _____

CHAIRMAN DATE

SECTETARY DATE

BOARD ENGINEER DATE

LIST OF DRAWINGS

SHEET NUMBER	DATE	DRAWING TITLE
SE-1	JANUARY 10, 2025	TITLE SHEET
SE-2	JANUARY 10, 2025	EXISTING CONDITIONS & DEMOLITION PLAN
SE-3	JANUARY 10, 2025	SITE PLAN
SE-4	JANUARY 10, 2025	GRADING & DRAINAGE PLAN
SE-5	JANUARY 10, 2025	DRIVEWAY EXTENSION PLAN
SE-6	JANUARY 10, 2025	LIGHTING PLAN
SE-7	JANUARY 10, 2025	SITE DETAILS
SE-8	JANUARY 10, 2025	SOIL EROSION & SEDIMENT CONTROL PLAN – SITE
SE-9	JANUARY 10, 2025	SOIL EROSION & SEDIMENT CONTROL PLAN–DRIVEWAY
SE-10	JANUARY 10, 2025	SOIL EROSION & SEDIMENT CONTROL DETAILS

OWNER & APPLICANT

MONTCLAIR STABLES LLC
1320 CAPE STREET #636
ANNAPOLIS, MD 21409
PHONE: (561) 951-0455

SITE ENGINEER

ROBERT M. CUNNINGHAM. P.E.
CUNNINGHAM ENGINEERING & DESIGN, LLC
213 NEWTON-SWARTSWOOD ROAD
NEWTON, NJ 07860
PHONE: (973) 219-7546

LANDSCAPE ARCHITECT

BOSENBERG LANDSCAPE ARCHITECTURE
P. O. BOX 486
FAR HILLS, NEW JERSEY 07931
PHONE: (908) 234-0557

ATTORNEY

JOSEPH WENZEL, ESQ.
FRIEND & WENZEL
975 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013
PHONE: (973) 779-4290

TITLE SHEET

Sheet SE-1

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES

TAX LOTS 176, 179 & 186 BLOCK 152.02

TAX MAP SHEET 77

THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24GA28204400
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM


JANUARY 10, 2025

ORIGINAL DRAWING DATE: JANUARY 6, 2025

SCALE: 1"=100'

Robert M. Cunningham

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



EXISTING IMPROVED COVERAGE SUMMARY

BUILDINGS	38,143 S.F.
PAVERS	4,767 S.F.
ASPHALT	6,169 S.F.
CONCRETE	966 S.F.
WALLS	79 S.F.
STONE SURFACES	10,072 S.F.
WOOD RAMPS	304 S.F.
WELL PIT (STEEL)	44 S.F.
TOTAL COVERAGE	60,544 S.F.
LOT AREA	150,302 S.F.
IMPROVED LOT COVERAGE (%)	40.28%
BUILDING COVERAGE (%)	25.38%

╳ = TREES & STUMPS TO BE REMOVED

REFERENCES

BOUNDARY SURVEY PREPARED FOR LOTS 176, 179, 186, BLOCK 152.02 SITUATED IN THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BY FRENCH & PARRELLO ASSOCIATES, 1800 ROUTE 34, SUITE 101, WALL, NEW JERSEY 07719 DATED 8-2-2023 THE HORIZONTAL DATUM IS NAD 1983. THE VERTICAL DATUM IS NAVD 1988

ADDITIONAL TOPOGRAPHY AND TREE LOCATIONS WERE PROVIDED BY WM. DIMARZO & SON ASSOC., INC. 2204 MORRIS AVENUE, SUITE 103, PO BOX 1717, UNION, NEW JERSEY DATED DECEMBER 12, 2024

OFFSITE DRAINAGE NOT INDICATED ON THE REFERENCED SURVEYS WAS TAKEN FROM TOWNSHIP RECORDS.

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet SE-2

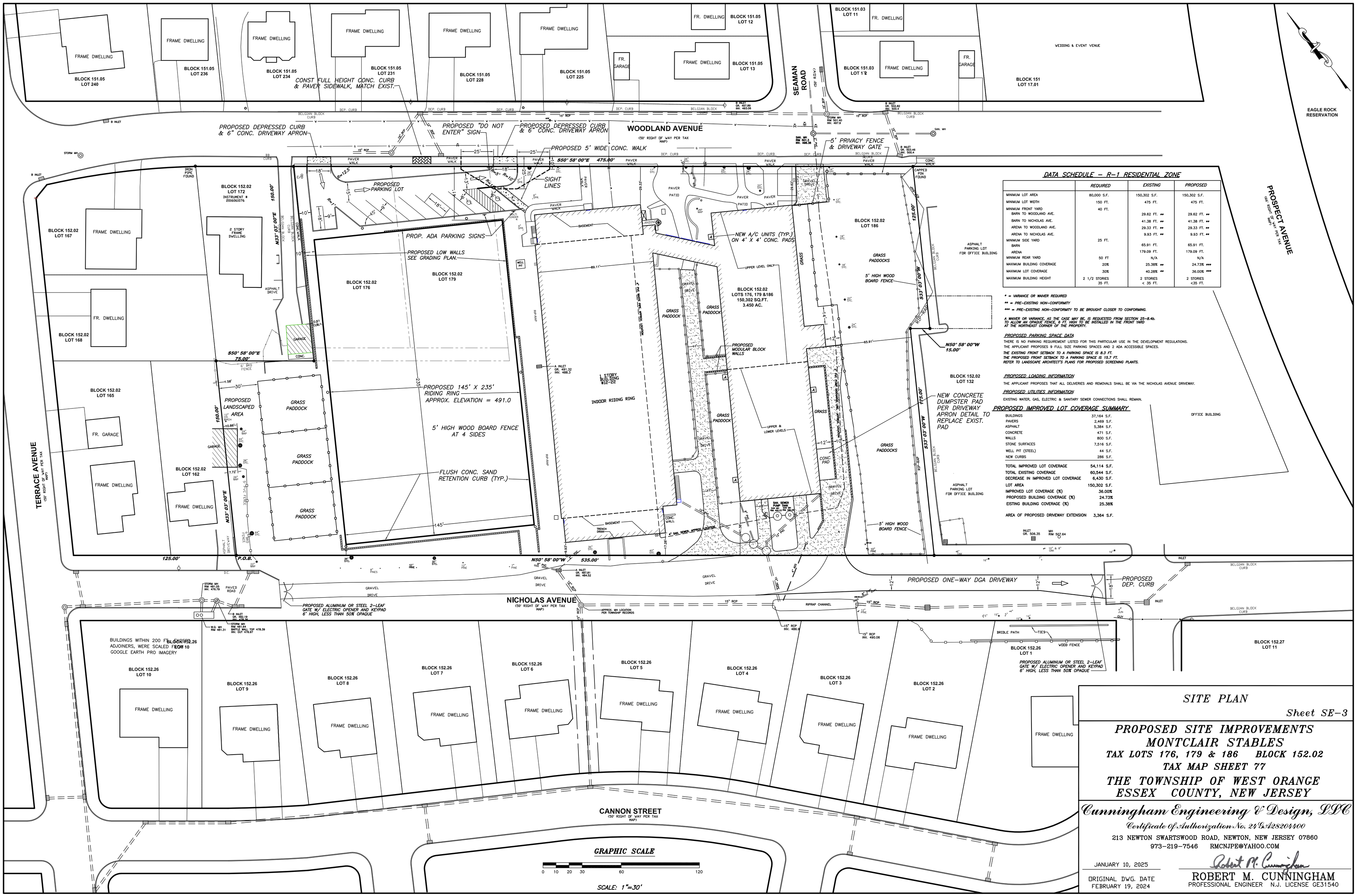
PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

JANUARY 10, 2025

ORIGINAL DWG. DATE
FEBRUARY 19, 2024



DATA SCHEDULE – R-1 RESIDENTIAL ZONE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 S.F.	150,302 S.F.	150,302 S.F.
MINIMUM LOT WIDTH	150 FT.	475 FT.	475 FT.
MINIMUM FRONT YARD	40 FT.		
BARN TO WOODLAND AVE.		29.62 FT. **	29.62 FT. **
BARN TO NICHOLAS AVE.		41.38 FT. **	41.38 FT. **
ARENA TO WOODLAND AVE.		29.33 FT. **	29.33 FT. **
ARENA TO NICHOLAS AVE.		9.93 FT. **	9.93 FT. **
MINIMUM SIDE YARD	25 FT.		
BARN		65.91 FT.	65.91 FT.
ARENA		179.09 FT.	179.09 FT.
MINIMUM REAR YARD	50 FT	N/A	N/A
MAXIMUM BUILDING COVERAGE	20%	25.38% **	24.73% ***
MAXIMUM LOT COVERAGE	30%	40.28% **	36.00% ***
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES 35 FT.	2 STORIES < 35 FT.	2 STORIES <35 FT.

* = VARIANCE OR WAIVER REQUIRED

** = PRE-EXISTING NON-CONFORMITY

*** = PRE-EXISTING NON-CONFORMITY TO BE BROUGHT CLOSER TO CONFORMING.

A WAIVER OR VARIANCE, AS THE CASE MAY BE, IS REQUESTED FROM SECTION 25-8.4b. TO ALLOW AN OPAQUE FENCE, 6 FT. HIGH TO BE INSTALLED IN THE FRONT YARD AT THE NORTHEAST CORNER OF THE PROPERTY.

PROPOSED PARKING SPACE DATA

THERE IS NO PARKING REQUIREMENT LISTED FOR THIS PARTICULAR USE IN THE DEVELOPMENT REGULATIONS. THE APPLICANT PROPOSES 9 FULL SIZE PARKING SPACES AND 2 ADA ACCESSIBLE SPACES.

THE EXISTING FRONT SETBACK TO A PARKING SPACE IS 8.3 FT.
THE PROPOSED FRONT SETBACK TO A PARKING SPACE IS 15.7 FT.
REFER TO LANDSCAPE ARCHITECT'S PLANS FOR PROPOSED SCREENING PLANTS.

PROPOSED LOADING INFORMATION

THE APPLICANT PROPOSES THAT ALL DELIVERIES AND REMOVALS SHALL BE VIA THE NICHOLAS AVENUE DRIVEWAY.

PROPOSED UTILITIES INFORMATION

EXISTING WATER, GAS, ELECTRIC & SANITARY SEWER CONNECTIONS SHALL REMAIN.

PROPOSED IMPROVED LOT COVERAGE SUMMARY

BUILDINGS	37,164 S.F.
PAVERS	2,469 S.F.
ASPHALT	5,384 S.F.
CONCRETE	471 S.F.
WALLS	800 S.F.
STONE SURFACES	7,516 S.F.
WELL PIT (STEEL)	44 S.F.
NEW CURBS	286 S.F.
TOTAL IMPROVED LOT COVERAGE	54,114 S.F.
TOTAL EXISTING COVERAGE	60,544 S.F.
DECREASE IN IMPROVED LOT COVERAGE	6,430 S.F.
LOT AREA	150,302 S.F.
IMPROVED LOT COVERAGE (%)	36.00%
PROPOSED BUILDING COVERAGE (%)	24.73%
EISTING BUILDING COVERAGE (%)	25.38%
AREA OF PROPOSED DRIVEWAY EXTENSION	3,364 S.F.

SITE PLAN

Sheet SE-3

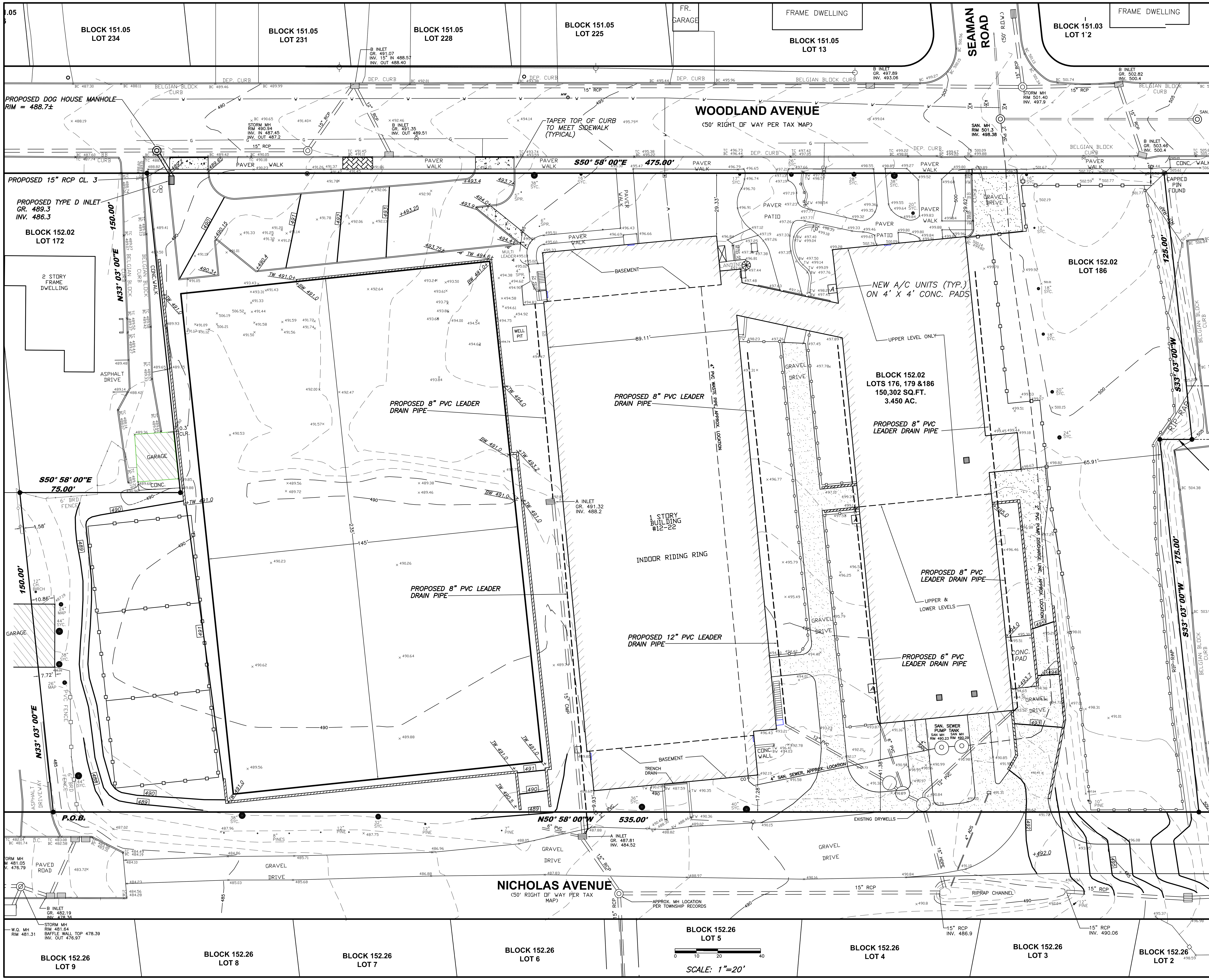
PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24GA28204400
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

JANUARY 10, 2025

ORIGINAL DWG. DATE FEBRUARY 19, 2024

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



USDA SOILS DATA

SOIL TYPE: BouB
BOONTON–URBAN LAND–BOONTON SUBSTRATUM COMPLES, 0% TO 8% SLOPES
DEPTH TO WATER TABLS > 80 INCHES
DEPTH TO BEDROCK: > 72 INCHES.

FOR STORMWATER MANAGEMENT PURPOSES, THE AREA OF NEW CLEARING & DISTURBANCE = 26,191 SQ. FT. (THIS SHEET) PLUS 10,495 SQ. FT ON SHEET SE–5 = 36,686 SQ. FT. TOTAL

FOR STORMWATER MANAGEMENT PURPOSES, THE AREA OF NEW IMPERVIOUS COVER = 6,430 SQ. FT. REDUCTION ON–SITE PLUS 3,364 SQ. FT. NEW AREA ON SHEET SE–5 = 3,066 SQ. FT. NET DECREASE

REFER TO SHEET SE–5 FOR PROPOSED DRIVEWAY EXTENSION IN NICHOLAS AVE.

GRADING & DRAINAGE PLAN

Sheet SE–4

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES

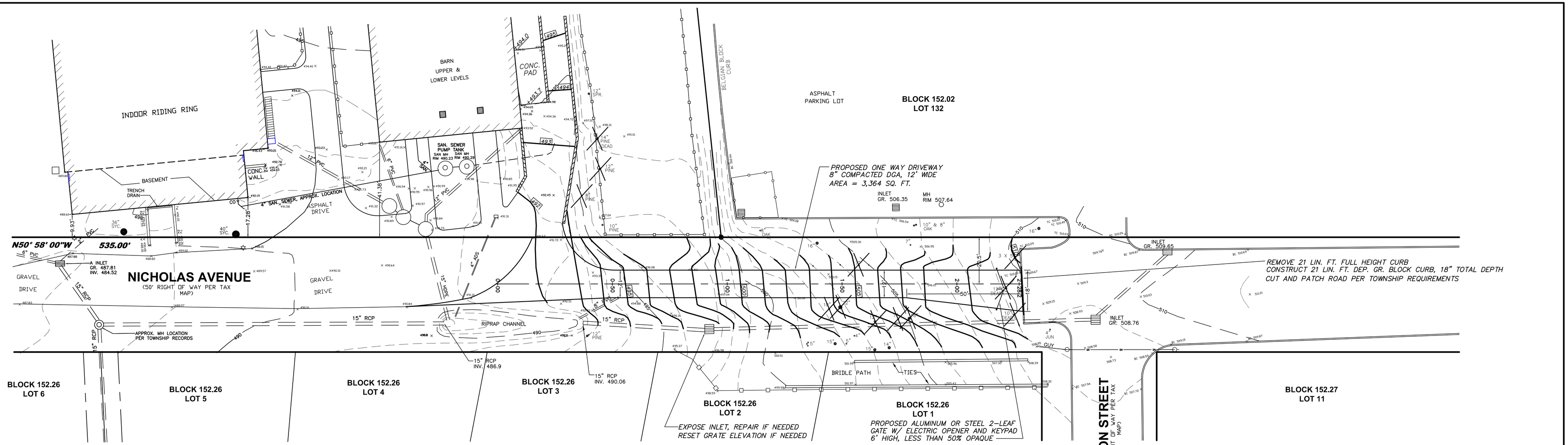
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

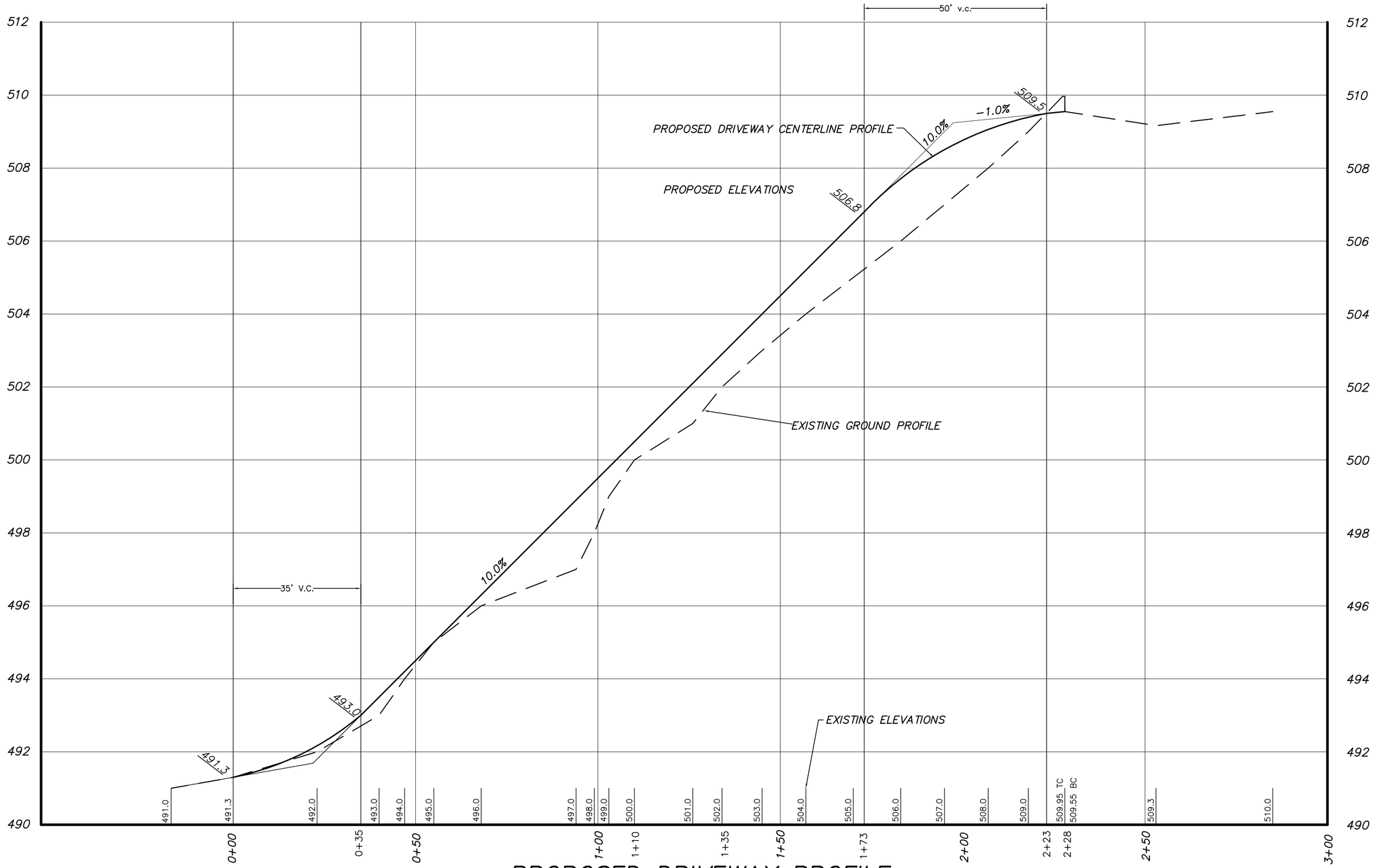
Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24GA28204400
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973–219–7546 RMCNJPE@YAHOO.COM

JANUARY 10, 2025

ORIGINAL DWG. DATE
FEBRUARY 19, 2024

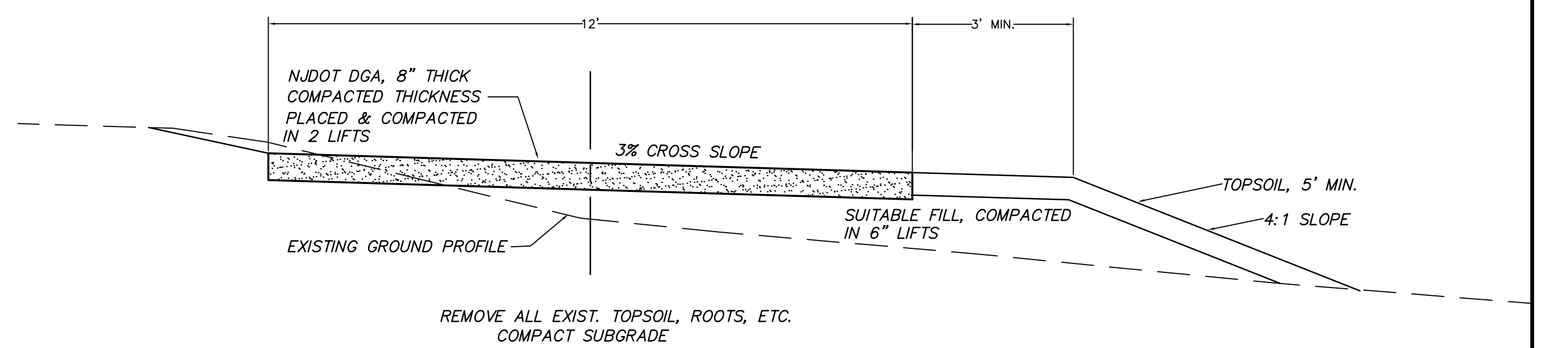
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540





PROPOSED DRIVEWAY PROFILE

SCALE : H-1"=20'
V-1"=2'



TYPICAL DRIVEWAY SECTION

SCALE : H-1"=2'
LOOKING UPHILL

USDA SOILS DATA

SOIL TYPE: BouB
BOONTON-URBAN LAND-BOONTON SUBSTRATUM COMPLES,
0% TO 8% SLOPES
DEPTH TO WATER TABLS > 80 INCHES
DEPTH TO BEDROCK: > 72 INCHES.

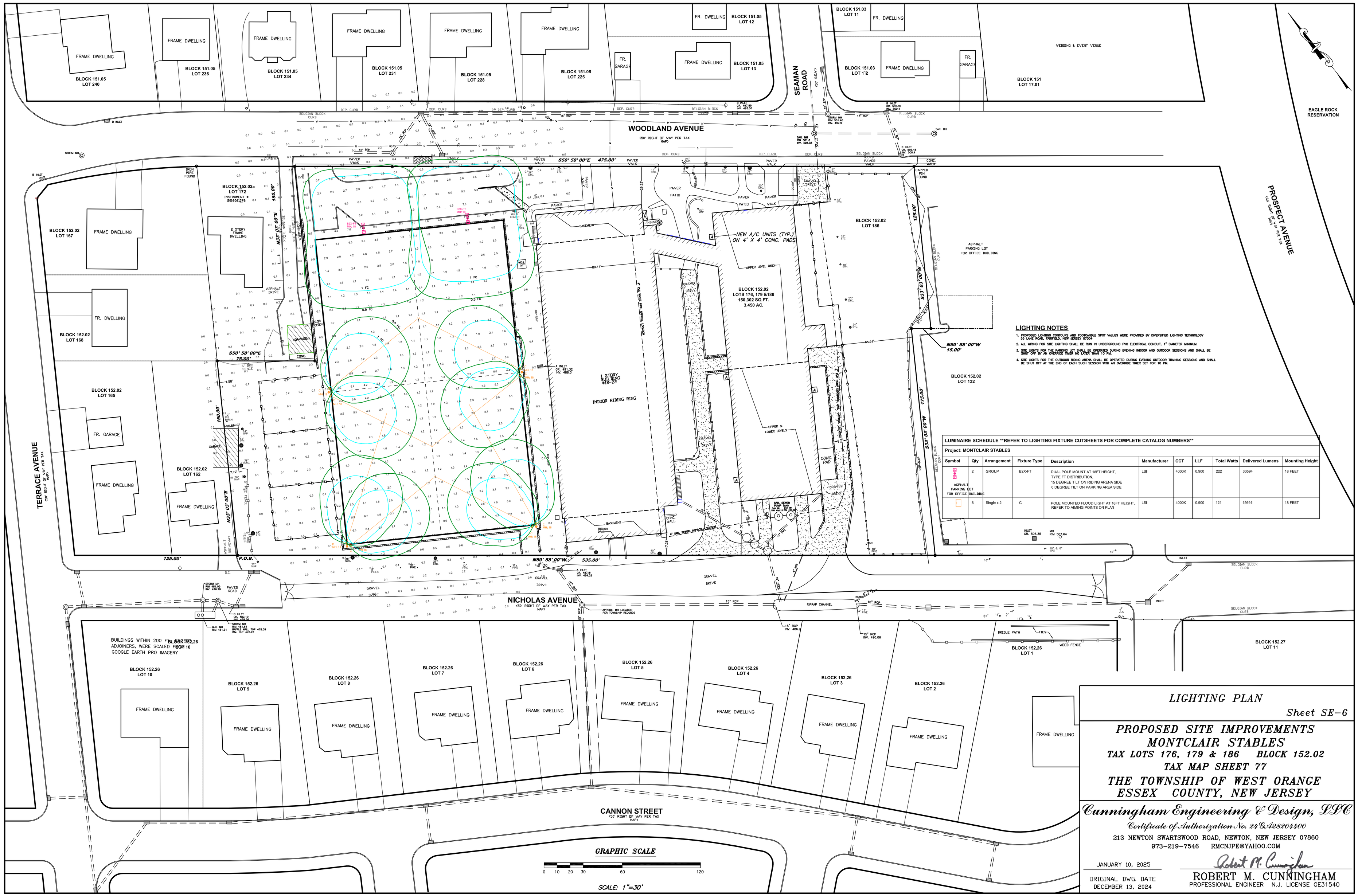
PROPOSED NICHOLAS AVENUE DRIVEWAY
Sheet SE-5

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24GA28204100
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

JANUARY 10, 2025
ORIGINAL DWG. DATE
DECEMBER 17, 2024

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



LIGHTING NOTES

1. PROPOSED LIGHTING CONTOURS AND FOOTCANDLE SPOT VALUES WERE PROVIDED BY DIVERSIFIED LIGHTING TECHNOLOGY 55 LANE ROAD, FAIRFIELD, NEW JERSEY 07004
2. ALL WIRING FOR SITE LIGHTING SHALL BE RUN IN UNDERGROUND PVC ELECTRICAL CONDUIT, 1" DIAMETER MINIMUM.
3. SITE LIGHTS FOR THE PARKING LOT SHALL BE OPERATED DURING EVENING INDOOR AND OUTDOOR SESSIONS AND SHALL BE SHUT OFF BY AN OVERRIDE TIMER NO LATER THAN 10 PM.
4. SITE LIGHTS FOR THE OUTDOOR RIDING ARENA SHALL BE OPERATED DURING EVENING OUTDOOR TRAINING SESSIONS AND SHALL BE SHUT OFF AT THE END OF EACH SUCH SESSION WITH AN OVERRIDE TIMER SET FOR 10 PM.

LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**

Project: MONTCLAIR STABLES

Symbol	Qty	Arrangement	Fixture Type	Description	Manufacturer	CCT	LLF	Total Watts	Delivered Lumens	Mounting Height
ASPHALT PARKING LOT FOR OFFICE BUILDING	2	GROUP	B2X-FT	DUAL POLE MOUNT AT 18FT HEIGHT, TYPE FT DISTRIBUTION, 15 DEGREE TILT ON RIDING ARENA SIDE 0 DEGREE TILT ON PARKING AREA SIDE	LSI	4000K	0.900	222	30594	18 FEET
	8	Single x 2	C	POLE MOUNTED FLOOD LIGHT AT 18FT HEIGHT, REFER TO AIMING POINTS ON PLAN	LSI	4000K	0.900	121	15691	18 FEET

LIGHTING PLAN

Sheet SE-6

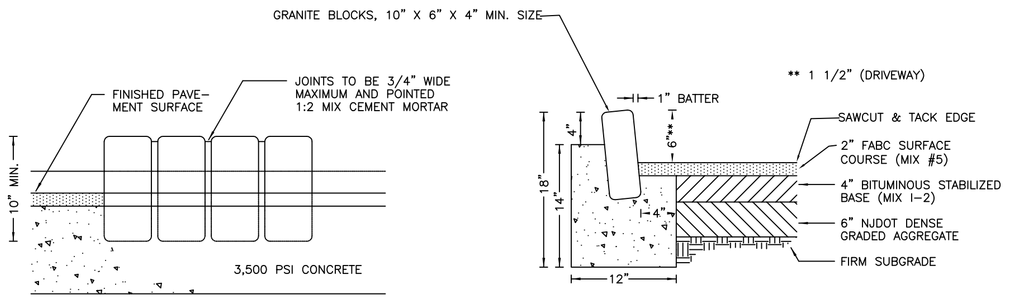
PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24GA28204100
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

JANUARY 10, 2025

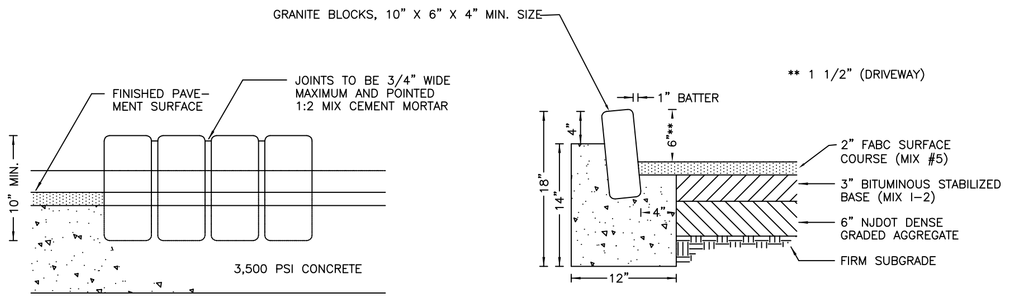
ORIGINAL DWG. DATE DECEMBER 13, 2024

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



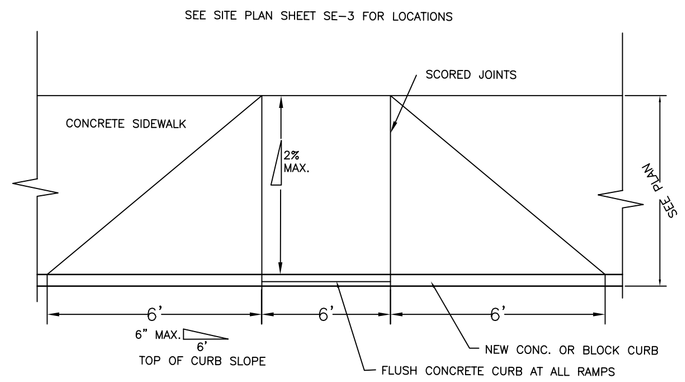
GRANITE BLOCK CURB & ROAD RESTORATION DETAIL

N.T.S.



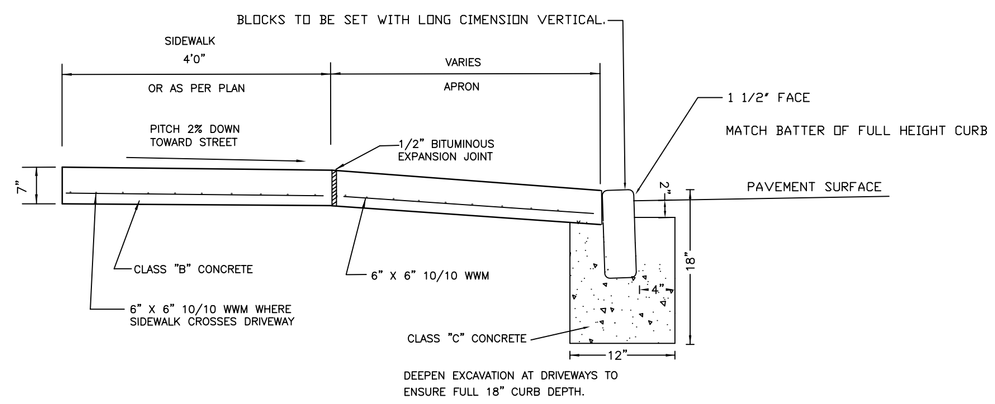
GRANITE BLOCK CURB & SITE PAVEMENT DETAIL

N.T.S.



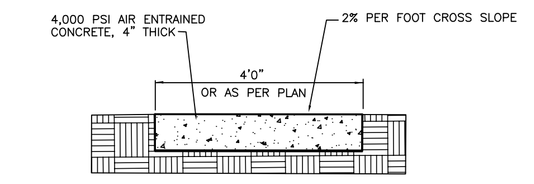
PLAN VIEW AT HANDICAP RAMP

N.T.S.



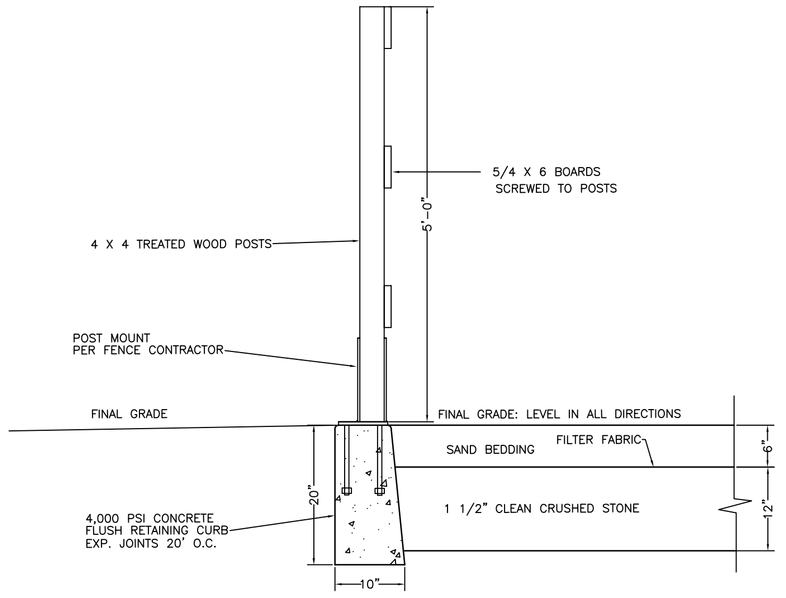
GRANITE BLOCK DEPRESSED CURB AND CONCRETE DRIVEWAY APRON DETAIL

N.T.S.



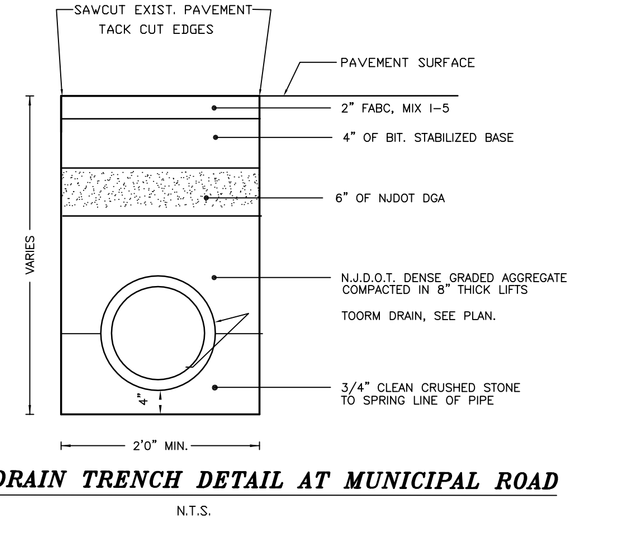
SECTION THROUGH CONCRETE SIDEWALK

N.T.S.



SECTION DETAIL OF RETENTION CURB & RIDING ARENA

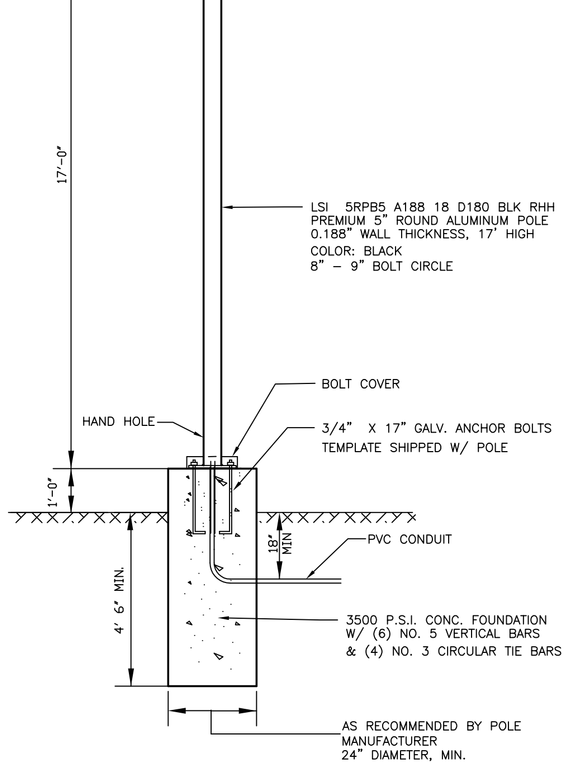
N.T.S.



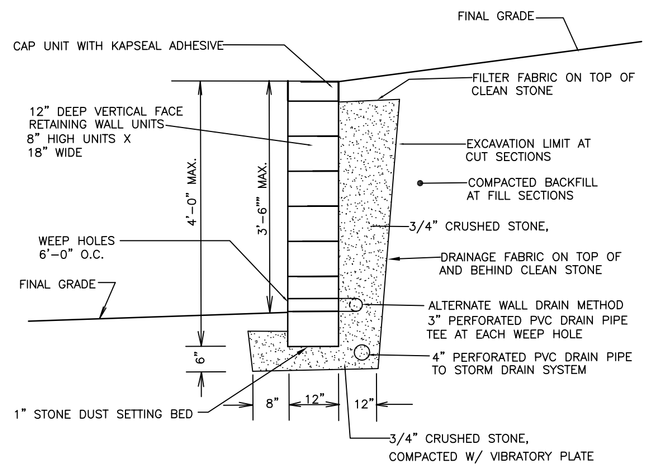
SEWER OR DRAIN TRENCH DETAIL AT MUNICIPAL ROAD

N.T.S.

(2) MIRANDA SMALL AREA LIGHT FIXTURES BY LSI, INC.
MRS LED 15L SIL FT UNV 40 70CRI BLK IH
111 WATTS, 15,000 LUMENS, FORWARD THROW DISTRIBUTION
COLOR TEMP.: 4,000 CCT



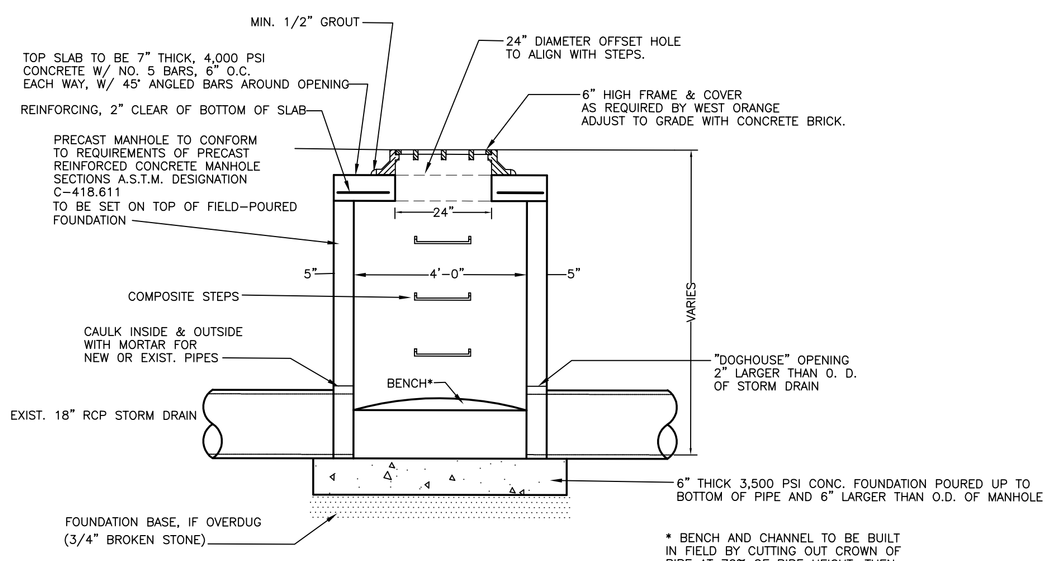
POLE LIGHT DETAIL



SUBMIT BLOCK MANUFACTURER'S DATA TO DESIGN ENGINEER FOR APPROVAL

MODULAR BLOCK WALL SECTION

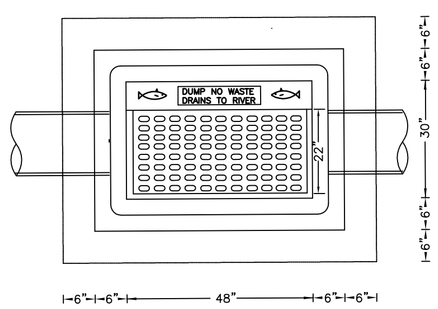
UP TO 3'-6"' HIGH



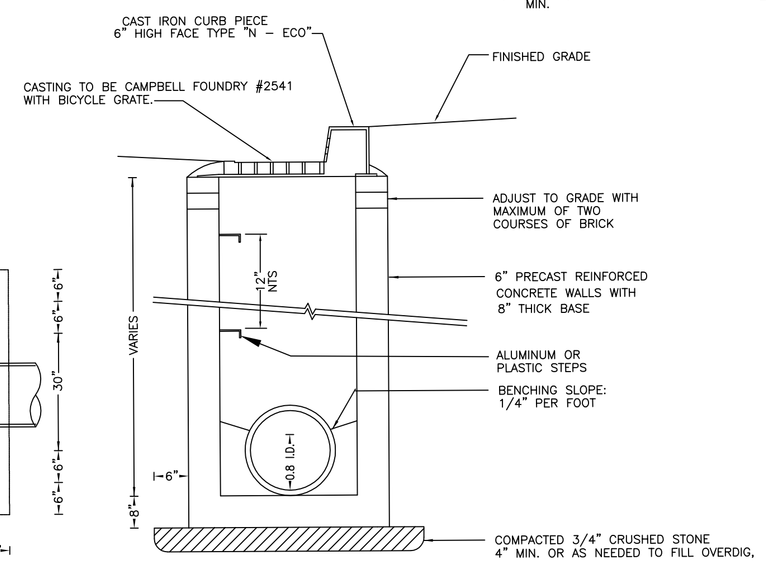
PRECAST DOGHOUSE MANHOLE

N.T.S.

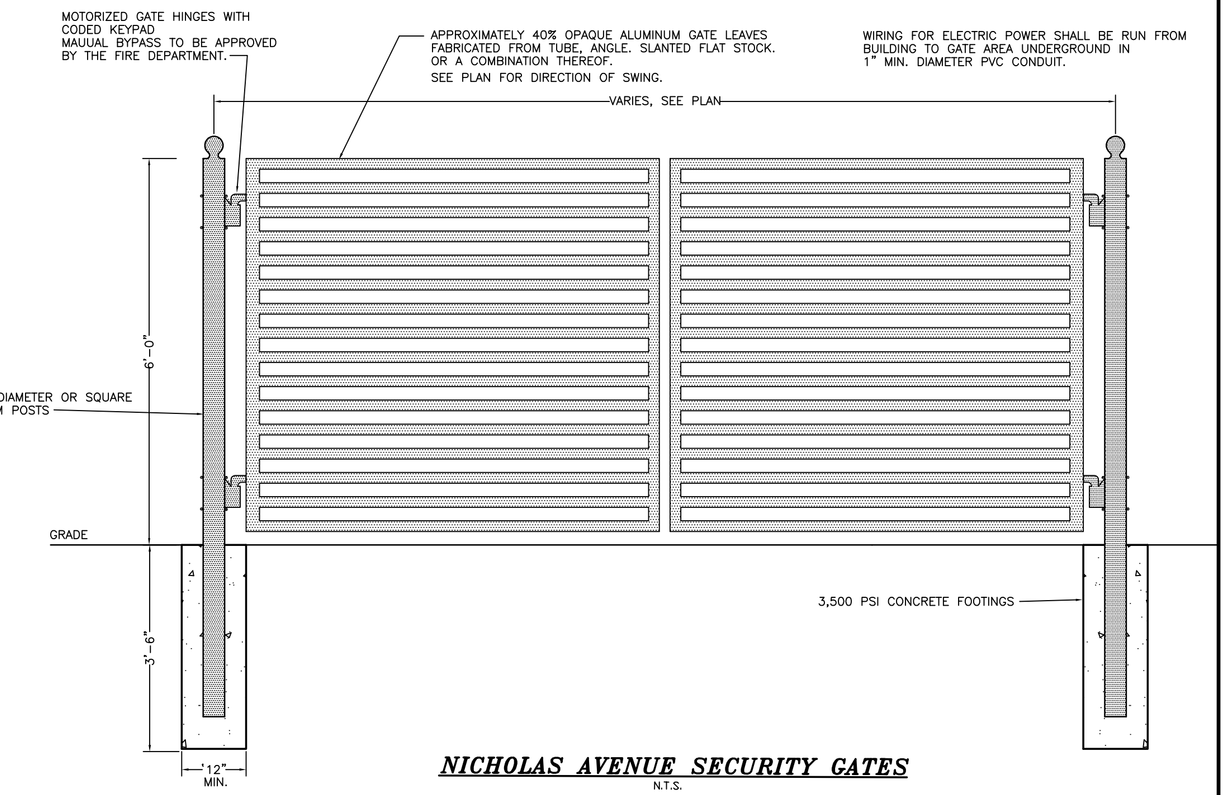
* BENCH AND CHANNEL TO BE BUILT IN FIELD BY CUTTING OUT CROWN OF PIPE AT 70% OF PIPE HEIGHT, THEN POURING CONCRETE BETWEEN PIPE SHELL AND MANHOLE WALL.



INLET, TYPE "D"



IF CONTRACTOR PROPOSES TO SUBSTITUTE STRUCTURES BUILT OF SOLID BLOCK, PRIOR APPROVAL MUST BE OBTAINED FROM THE MUNICIPAL ENGINEER.



NICHOLAS AVENUE SECURITY GATES

N.T.S.

SITE DETAILS

Sheet SE-7

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24GA28204400
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

JANUARY 10, 2025

ORIGINAL DWG. DATE DECEMBER 26, 2024

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

BLOCK 151.05 LOT 234

BLOCK 151.05 LOT 231

BLOCK 151.05 LOT 228

BLOCK 151.05 LOT 225

FR. GARAGE

FRAME DWELLING

BLOCK 151.05 LOT 13

SEAMAN ROAD (50' R.O.W.)

BLOCK 151.03 LOT 1`2

FRAME DWELLING

FR. GARAGE

BLOCK 151 LOT 17.01

PROPOSED DOG HOUSE MANHOLE RIM = 488.7±

PROPOSED 15" RCP CL. 3

PROPOSED TYPE D INLET GR. 489.3 INV. 486.3

PROVIDE INLET PROTECTION

BLOCK 152.02 LOT 172

N33° 03' 00"E 150.00'

S50° 58' 00"E 75.00'

N33° 03' 00"E 150.00'

WOODLAND AVENUE

(50' RIGHT OF WAY PER TAX MAP)

S50° 58' 00"E 475.00'

INSTALL & MAINTAIN SILT FENCE

INSTALL & MAINTAIN TRACKING PAD

LIMIT OF DISTURBANCE

BASEMENT

NEW A/C UNITS (TYP.) ON 4' X 4' CONC. PADS

UPPER LEVEL ONLY

BLOCK 152.02 LOTS 176, 179 &186 150,302 SQ.FT. 3.450 AC.

PROPOSED 8" PVC LEADER DRAIN PIPE

PROPOSED 12" PVC LEADER DRAIN PIPE

PROPOSED 6" PVC LEADER DRAIN PIPE

4" PVC WASTE PIPE APPROX. LOCATION

2 STORY FRAME DWELLING

ASPHALT DRIVE

GARAGE

TEMPORARY TOPSOIL STOCKPILE

1 STORY BUILDING #12-22

INDOOR RIDING RING

GRAVEL DRIVE

CONC. PAD

CONC. WALL

TRENCH DRAIN

4" SAN. SEWER, APPROX. LOCATION

SAN. SEWER PUMP TANK SAN MH RIM 490.23 SAN MH RIM 490.29

EXISTING DRYWELLS

INSTALL & MAINTAIN 50' LONG TRACKING PAD

N50° 58' 00"W 535.00'

NICHOLAS AVENUE

(50' RIGHT OF WAY PER TAX MAP)

APPROX. MH LOCATION PER TOWNSHIP RECORDS

RIPRAP CHANNEL

2" PVC PUMP DISCHARGE LINE APPROX. LOCATION

P.O.B.

BLOCK 152.02 LOT 186

ASPHALT PARKING LOT

GRAVEL DRIVE

CAPPED PIN FOUND

N50° 58' 00"W 15.00'

S33° 03' 00"W 125.00'

S33° 03' 00"W 175.00'

BLOCK 152.02 LOT 132

ASPHALT PARKING LOT

BELGIAN BLOCK CURB

CONC. WALK

RIP-RAP

USDA SOILS DATA

SOIL TYPE: BouB
BOONTON–URBAN LAND–BOONTON SUBSTRATUM COMPLES, 0% TO 8% SLOPES
DEPTH TO WATER TABLS > 80 INCHES
DEPTH TO BEDROCK: > 72 INCHES.

FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES, THE AREA OF TEMPORARY DISTURBANCE = 81,187 SQ. FT.

REFER TO SHEET SE–9 FOR SEQUENCE OF CONSTRUCTION.

BLOCK 152.26 LOT 9

BLOCK 152.26 LOT 8

BLOCK 152.26 LOT 7

BLOCK 152.26 LOT 6

BLOCK 152.26 LOT 5

BLOCK 152.26 LOT 4

BLOCK 152.26 LOT 3

BLOCK 152.26 LOT 2

0 10 20 40

SCALE: 1"=20'

SOIL EROSION & SEDIMENT CONTROL PLAN

Sheet SE–8

PROPOSED SITE IMPROVEMENTS MONTCLAIR STABLES

TAX LOTS 176, 179 & 186 BLOCK 152.02

TAX MAP SHEET 77

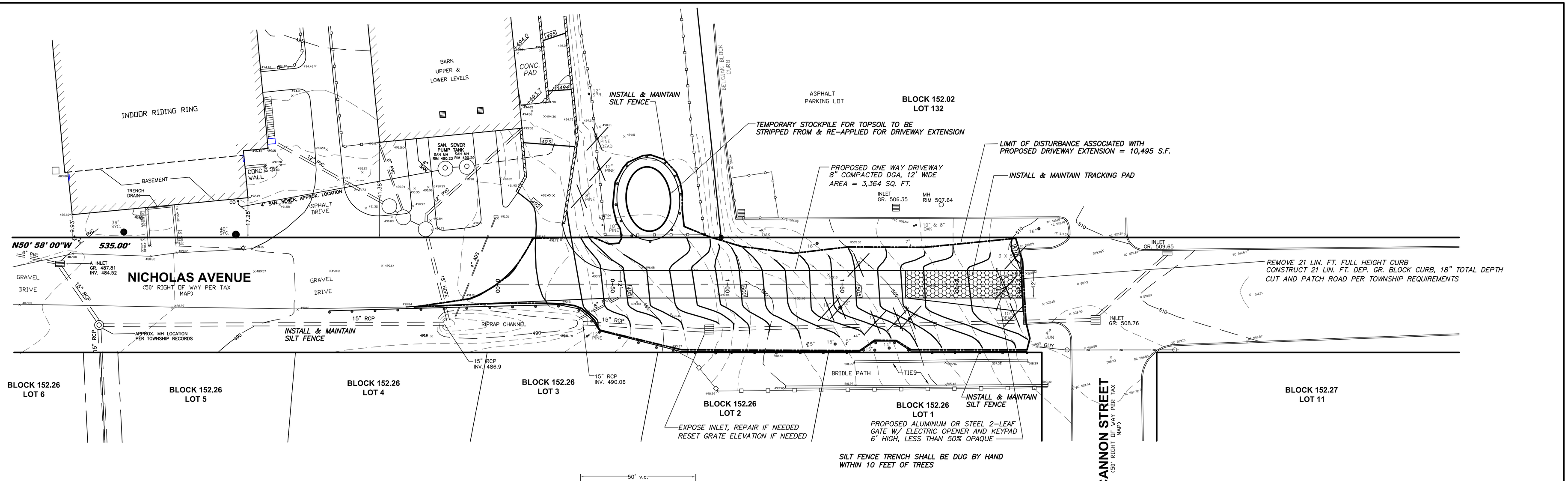
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

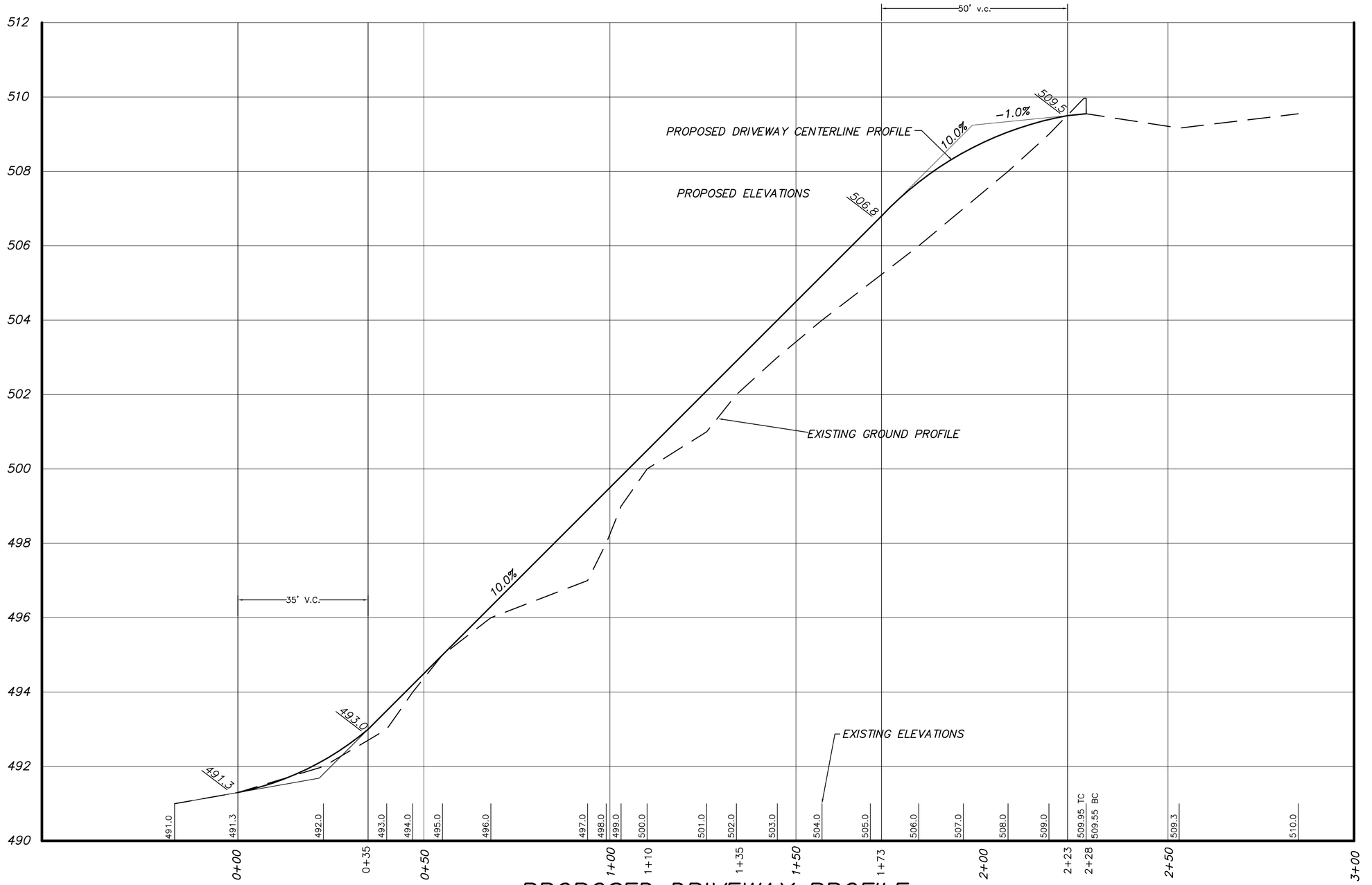
Cunningham Engineering & Design, LLC
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973–219–7546 RMCNJPE@YAHOO.COM

JANUARY 10, 2025

ORIGINAL DWG. DATE JANUARY 6, 2025

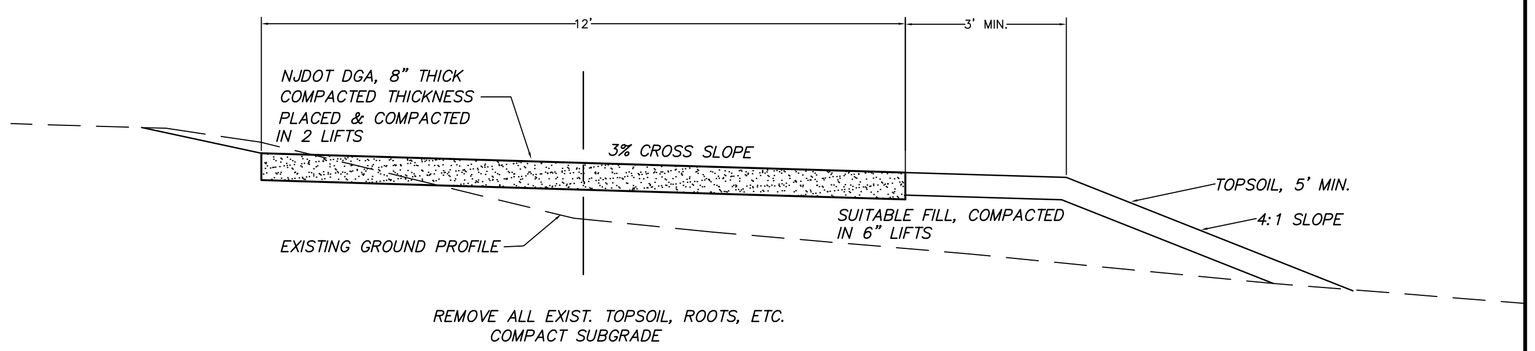
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540





PROPOSED DRIVEWAY PROFILE

SCALE : H-1"=20'
V-1"=2'



TYPICAL DRIVEWAY SECTION

SCALE : H-1"=2'
LOOKING UPHILL

SEQUENCE OF CONSTRUCTION	APPROXIMATE TIME PER ITEM
1. INSTALL TRACKING PADS NOT REQUIRING TREE REMOVAL	1 DAY
2. INSTALL SILT FENCES NOT REQUIRING TREE REMOVAL.	2 DAYS
3. CUT & REMOVE TREES	5 DAYS
4. DIG & LOAD-OUT STUMPS	4 DAYS
5. INSTALL REMAINING TRACKING PADS & SILT FENCES.	1 DAY
6. REMOVE ASPHALT & CONCRETE PAVEMENTS	2 DAYS
7. STRIP & STOCKPILE TOPSOIL	2 DAYS
8. PERFORM EARTH CUTTING, FILLING & COMPACTION	10 DAYS
9. INSTALL MODULAR BLOCK WALLS	6 DAYS
10. INSTALL LIGHT POLE FOUNDATIONS & CONDUITS	4 DAYS
11. INSTALL PARKING LOT STORM DRAIN	3 DAYS
12. INSTALL CURBS FOR PARKING LOT, DRIVEWAY HEADER CURB & RIDING RING	10 DAYS
13. FINE GRADE PARKING LOT, DRIVEWAY EXTENSION, & RIDING ARENA SUBGRADES	4 DAYS
14. INSTALL DGA BASE FOR PARKING LOT & DRIVEWAY EXTENSION	3 DAYS
15. INSTALL STONE BASE & SAND FOR RIDING ARENA	6 DAYS
16 INSTALL CONCRETE SIDEWALKS & DRIVEWAY APRONS	3 DAYS
17 BASE PAVEMENT FOR PARKING LOT	1 DAY
18. SPREAD & RAKE STORED TOPSOIL	3 DAYS
19. INSTALL LIGHT POLES & SITE LIGHTS	1 DAY
20. PLANT TREES & SHRUBS	5 DAYS
21. INSTALL FENCES & SECURITY GATES	5 DAYS
22. FINAL PAVING, STRIPING & SIGNAGE	2 DAYS
23. INSTALL FINAL STABILIZATION MEASURES.	3 DAYS
24. FINAL CLEAN-UP	2 DAYS

REMOVE SILT FENCES ONCE FINAL STABILIZATION IS SUBSTANTIALLY ESTABLISHED.
WHEN POSSIBLE, WORK ITEMS SHOULD OCCUR SIMULTANEOUSLY.
SEQUENCE OF CONSTRUCTION IS SUBJECT TO WEATHER DELAYS AND OTHER UNFORSEEN CONDITIONS.

USDA SOILS DATA

SOIL TYPE: BouB
BOONTON-URBAN LAND-BOONTON SUBSTRATUM COMPLES,
0% TO 8% SLOPES
DEPTH TO WATER TABLS > 80 INCHES
DEPTH TO BEDROCK: > 72 INCHES.

SOIL EROSION & SEDIMENT CONTROL PLAN
Sheet SE-9

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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973-219-7546 RMCNJPE@YAHOO.COM

JANUARY 10, 2025
ORIGINAL DWG. DATE
DECEMBER 30, 2024

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

1. PRIOR TO APPLICATION OF TOPSOIL
(SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS)
SUBGRADE SOILS SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

2. AREAS OF THE SITE THAT ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE **GRAPHICALLY DENOTED** ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN.

3. **COMPACTION TESTING LOCATIONS** ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.

4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLD INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS ON THIS SHEET), THE CONTRACTOR / OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR 92) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
4. NUCLEAR DENSITY (LICENSED PROFESSIONAL ENGINEER REQUIRED)

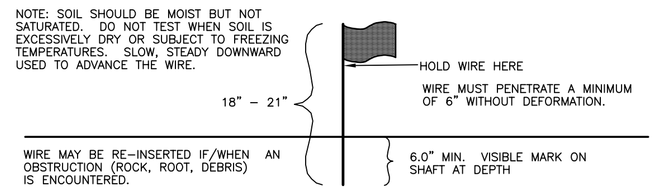
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT,SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SOIL COMPACTION REMEDIATION (SCARIFICATION / TILLAGE (6" MIN. DEPTH OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

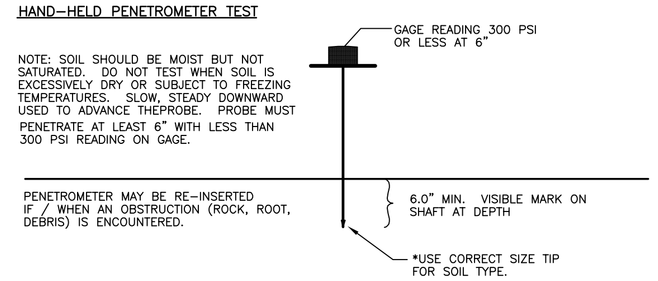
PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION **PRIOR TO PLACEMENT OF TOPSOIL** AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

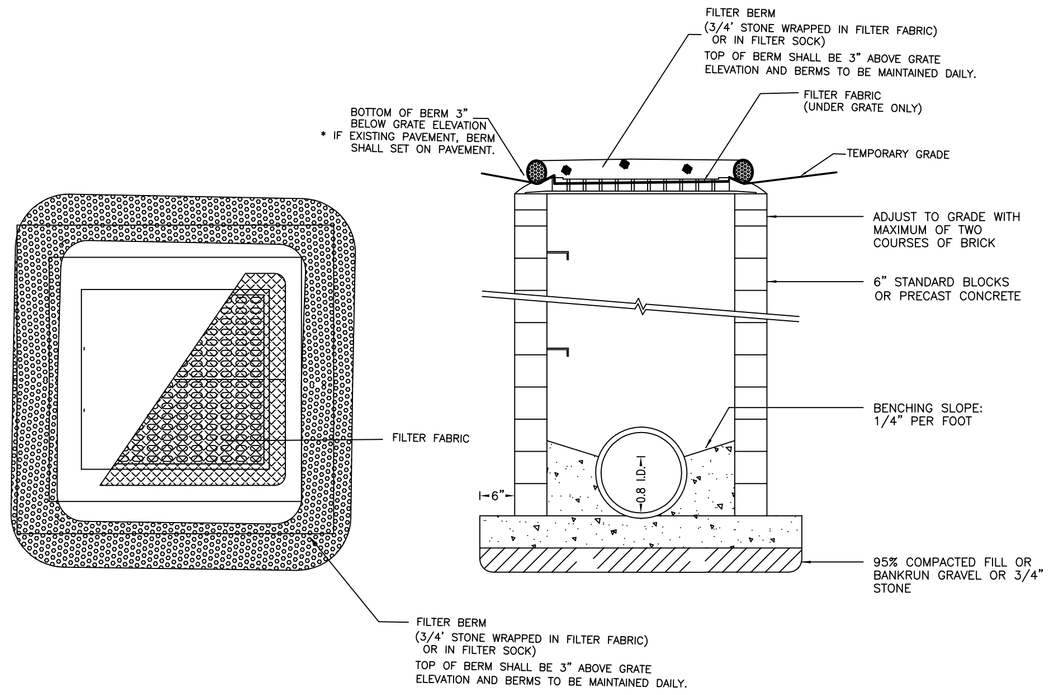
RESTORATION OF COMPACTED SOILS SHALL BE BY THOROUGH DEEP SCARIFIACTION / TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

PROBING WIRE TEST – 15.5 GA. STEEL WIRE (SURVEY FLAG)



HAND-HELD PENETROMETER TEST





INLET PROTECTION DETAIL

DETAIL IS SIMILAR FOR BOTH TYPE A AND TYPE E INLETS

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

Mulches See Standard for Stabilization with Mulches Only

Vegetative Cover – See Standard for Temporary Vegetative Cover , Permanent Vegetative Cover for Soil Stabilization , and Permanent Stabilization with Sod

Spray-On Adhesives – On mineral soils (not effective on muck soils). Keep traffic off these areas.

DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLON/ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyacrylamide (PAM) (spray-on)	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin Standards, p. 26-1		
Polyacrylamide (PAM) (dry spread)			
Acidulated Soy Bean Soup Stick	None	Coarse Spray	1200

Tillage: To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows placed about 12 inches apart, and spring toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling: Site is sprinkled until the surface is wet.

Barriers: Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar materials can be used to control air currents and soil blowing.

Calcium Chloride: Shall be in the form of loose, dry granules or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution of plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

Stone: Cover surface with crushed stone or coarse gravel.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL", 7TH EDITION LAST REVISED JULY, 2017, EFFECTIVE DECEMBER, 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A-3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. *SEEDING DATES*: THE FOLLOWING SEEDING DATES ARE BEST RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING – 3/1 TO 5/15 AND FALL – 8/15 TO 10/1
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UNI-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX – (862) 333-4507 OR EMAIL – INFORMATION@HEPSCD.ORG.
9. THE APPLICANT MUST OBTAIN A DISTRICT-ISSUED REPORT OF COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ-DCA OR OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4509 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES, FIRMED IN PLACE IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER, 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2 – 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND A MINIMUM DEPTH OF 6 INCHES. ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. **THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.**

A COPY OF THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE KEPT AT THE SITE AT ALL TIMES DURING CONSTRUCTION.

A CERTIFICATE OF COMPLIANCE FROM THE SOIL CONSERVATION DISTRICT IS REQUITED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TOPSOIL STOCKPILE PROTECTION

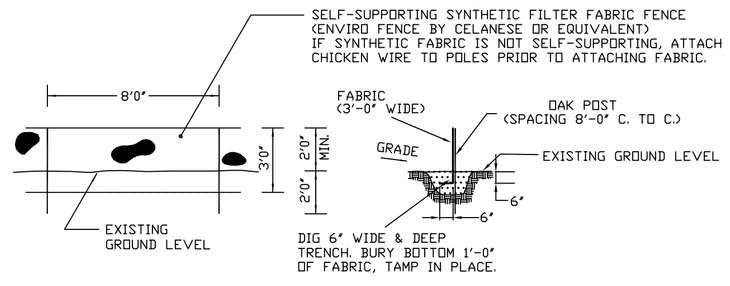
1. CONSTRUCT SEDIMENT CONTROL FENCE AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA AS REQUIRED.
2. APPLY LIMESTONE AT A RATE OF 90 LBS/1,000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1,000 S.F.
4. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1,000 S.F.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1,000 S.F.

TEMPORARY STABILIZATION SPECIFICATIONS

1. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1,000 S.F.
2. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1,000 S.F. AND WOTK INTO SOIL 4" DEEP.
3. APPLY SEED MIXTURE:
   PERENNIAL RYEGRASS AT 40 LBS/ACRE AND ANNUAL RYEGRASS AT 40 LBS/ACRE OR APPROVED EQUAL.
4. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING APPLY AT A RATE OF 90 LBS/1,000 S.F. AND SECURE BY APPROVED METHODS (i.e. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. PLANT SEED BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1, IF POSSIBLE.

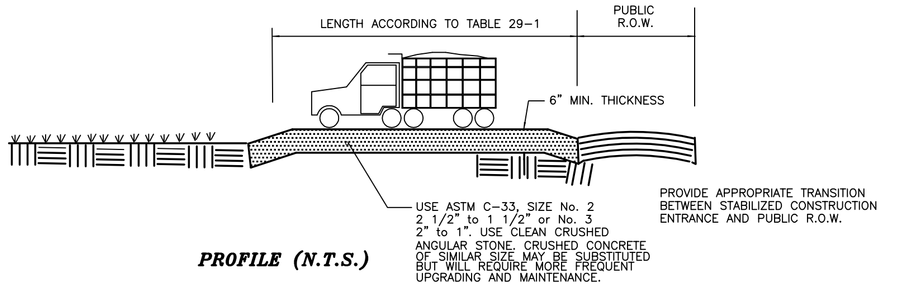
PERMANENT STABILIZATION SPECIFICATIONS

1. APPLY TOPSOIL TO A DEPTH OF 4".
2. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1,000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1,000 S.F.
4. APPLY SEED MIXTURE:
   PERENNIAL RYEGRASS AT 10 LBS/ACRE, KENTUCKY BLUEGRASS AT 25 LBS/ACRE, RED FESCUE AT 15 LBS/ACRE, AND SPREADING FESCUE AT 15 LBS/ACRE OR APPROVED EQUAL.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1,000 S.F. ACCORDING TO THE N.J. STANDARDS.
6. ANCHOR MULCH WITH EMULSIFIED ASPHALT (SS-1) APPLIED AT A RATE OF 10AL/1,000 S.F. OTHER APPROVED METHODS (i.e. PEG AND TWINE, OR MULCH NETTING) MAY BE USED. IF POSSIBLE, PLANT BETWEEN MARCH 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 1.

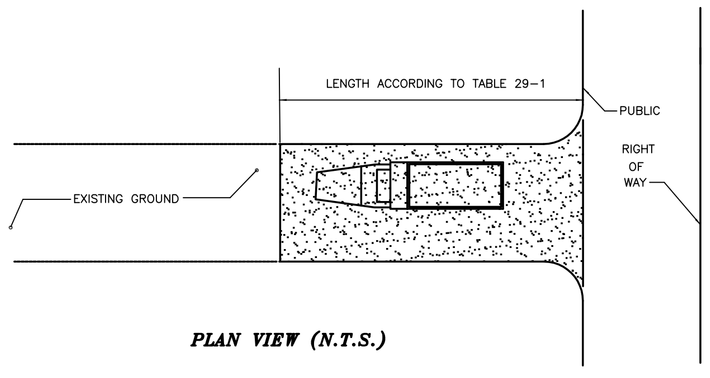


SEDIMENT CONTROL FILTER FENCE

N.T.S.



PROFILE (N.T.S.)



PLAN VIEW (N.T.S.)

STABILIZED CONSTRUCTION ENTRANCE

IF NEEDED

MAINTAIN EXISTING PAVED DRIVEWAYS AS LONG AS POSSIBLE.

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	Coarse Grained Soil	Fine Grained Soil
0% to 2%	50 Ft.	100 Ft.
2% to 5%	100 Ft.	200 Ft.
> 5%	Entire surface stabilized with FABC Base Coarse [1]	

1. As prescribed by local ordinance or other governing authority.

SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

Sheet SE-10

PROPOSED SITE IMPROVEMENTS MONTCLAIR STABLES

TAX LOTS 176, 179 & 186 BLOCK 152.02

TAX MAP SHEET 77

THE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24GA28201100
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

JANUARY 10, 2025

ORIGINAL DWG. DATE DECEMBER 23, 2024

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540