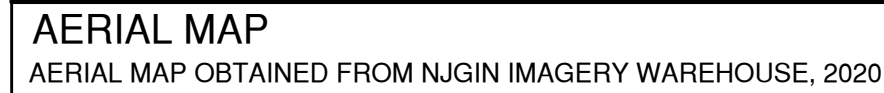


PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOTS 17.01 BLOCK 151,
TOWNSHIP OF FAIRFIELD
ESSEX COUNTY, NEW JERSEY

PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOTS 17.01 BLOCK 151,
TOWNSHIP OF FAIRFIELD



SCALE: 1" = 250'

(1) BUILDING COVERAGE INCLUDES PROPOSED PORTE COCHERE
(2) ADA AND EV PARKING REQUIREMENTS ARE CALCULATED FOR LOT B.



GENERAL NOTES:

1. A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG PROSPECT AVENUE.
2. ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.

LIST OF APPROVALS REQUIRED:

1. TOWNSHIP OF WEST ORANGE PLANNING BOARD
2. WEST ORANGE TREE REMOVAL & REPLACEMENT PERMIT
3. WEST ORANGE SOIL REMOVAL PERMIT
4. ESSEX COUNTY PLANNING BOARD SITE PLAN
5. HEPSCD SOIL EROSION AND SEDIMENT CONTROL

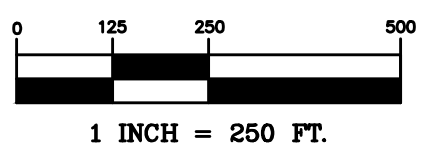
APPROVALS

TOWNSHIP OF WEST ORANGE PLANNING BOARD
APPROVED AS A SITE PLAN BY THE TOWNSHIP OF WEST ORANGE
PLANNING BOARD ON _____

PLANNING BOARD CHAIRPERSON	DATE
----------------------------	------

PLANNING BOARD SECRETARY	DATE
--------------------------	------

BOARD ENGINEER _____ DATE _____



CHECKED BY: JMP

1. [Introduction](#)



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/31/2025

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PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
THE ESTATE

111 PROSPECT AVENUE
LOTS 17.01 BLOCK 151,
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

TITLE SHEET

PROJECT #:

24-170

SHEET:

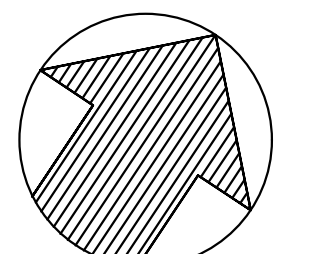
SP-1

LOT A (EMPLOYEE LOT):	81 SPACES
LOT B (VALET LOT):	93 SPACES
LOT C (PUBLIC PARKING):	143 SPACES
LOT D (CROSS-ACCESS EASEMENT):	124 SPACES
TOTAL:	441 SPACES



1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR ROW AND ARROW MAP, INCORPORATED 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03 TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVO LUCIN, L.S. DATED 2/29/2012.

2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM: NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.246A2800600 AND DATED 06/06/2023.

[illegible]

CHECKED BY: JMP

DRAFTED BY: JAF



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TITLE:

EXISTING
CONDITIONS PLAN

PROJECT #:	SHEET:
24-170	SP-2

LOT A (EMPLOYEE LOT):	81 SPACES
LOT B (VALET LOT):	117 SPACES
LOT C (PUBLIC PARKING):	143 SPACES
LOT D (CROSS-ACCESS EASEMENT):	124 SPACES
EV CREDIT:	6 SPACES

LOT A (EMPLOYEE LOT):	81 SPACES
LOT B (VALET LOT):	117 SPACES
LOT C (PUBLIC PARKING):	143 SPACES
LOT D (CROSS-ACCESS EASEMENT):	124 SPACES
EV CREDIT:	6 SPACES
TOTAL:	471 SPACES

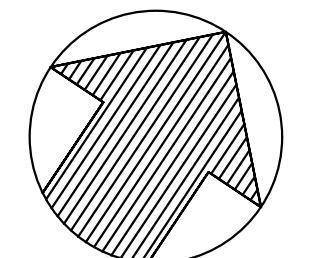


1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVOK LUCIN, L.S. DATED 2/29/2012.

2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/11/2023 & 9.0CM GSD, DATUM: NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24624800600 AND DATED 06/06/2023.

1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVOK LUCIN, L.S. DATED 2/29/2012.

2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/11/2023 & 9.0CM GSD, DATUM: NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24624800600 AND DATED 06/06/2023.

[illegible]

1 INCH = 40 FT.

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DRAFTED BY: JAF



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/31/2025

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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOTS 17.01 BLOCK 151,
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

OVERALL SITE
PLAN

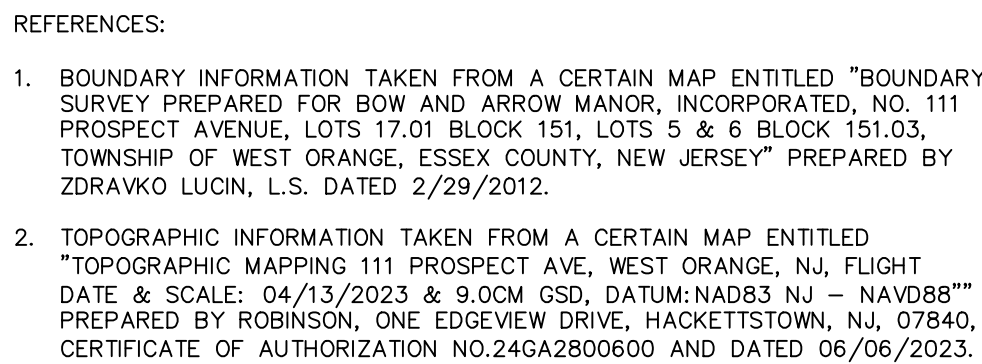
PROJECT #:	SHEET:
24-170	SP-3

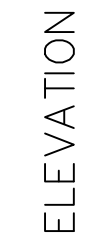


1.1. *ACCESSIBLE TO THE PUBLIC SHALL BE FURTHER DEFINED AS OPEN ON A FIRST-COME, FIRST-SERVE, ANNUAL BASIS, FOR USE BY INDIVIDUALS WHO ARE DULY QUALIFIED MEMBERS OF RELIGIOUS, COMMUNITY AND EDUCATIONAL ENTITIES, GROUPS, OR ORGANIZATIONS, WHICH PROVIDE RECREATIONAL, CULTURAL, SPIRITUAL OR EDUCATIONAL SERVICES AND OPPORTUNITIES TO YOUTH, SENIOR-CITIZEN, SPECIAL NEEDS OR LOW-INCOME RESIDENTS OF THE TOWNSHIP OF WEST ORANGE.

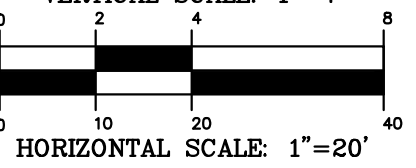
2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM:NAD83 NJ - NAVD88"" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24GA2800600 AND DATED 06/06/2023.

SP-5.2





REV	DESCRIPTION	DATE
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NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/31/2025

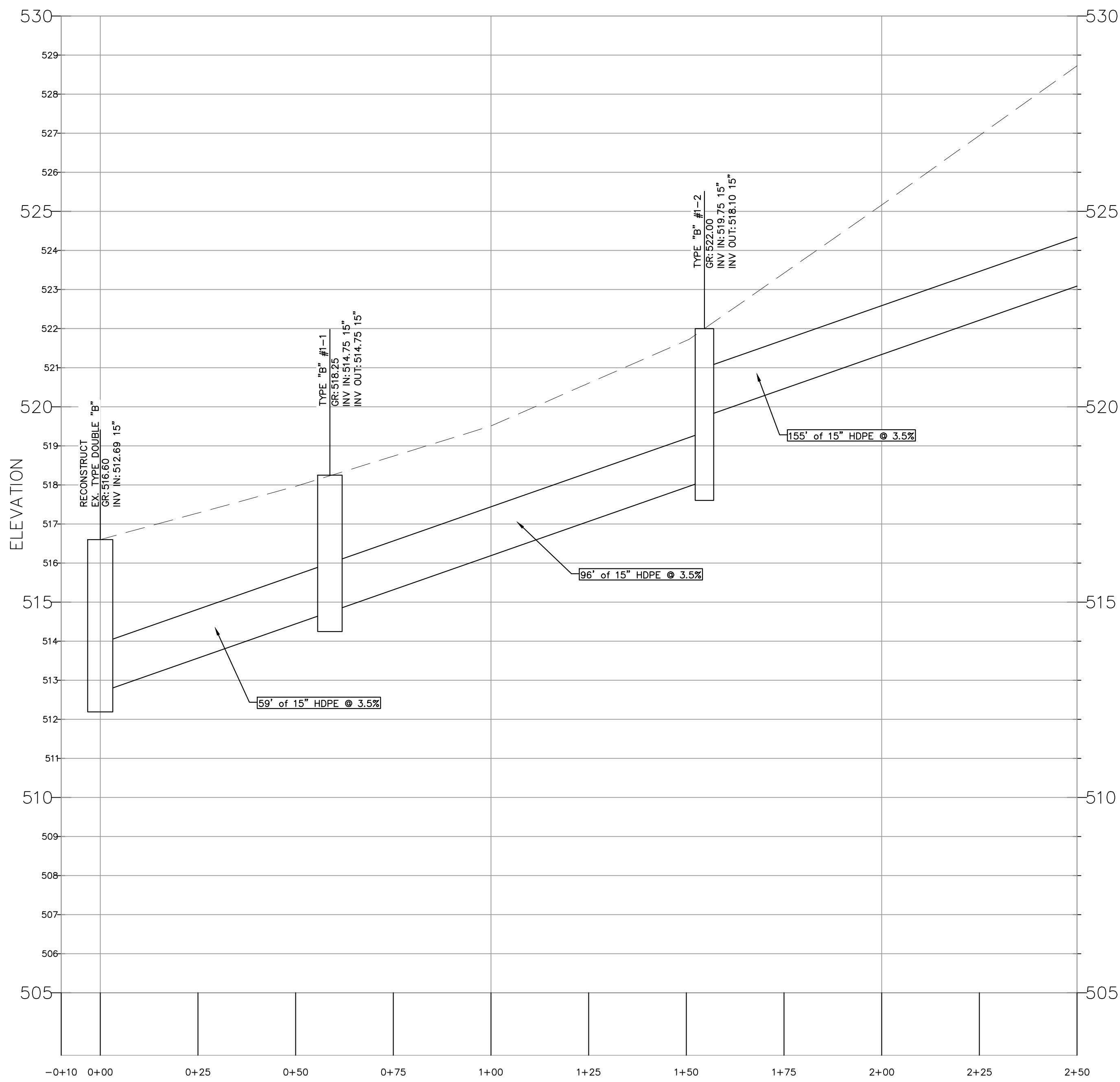
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOTS 17.01 BLOCK 151,
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

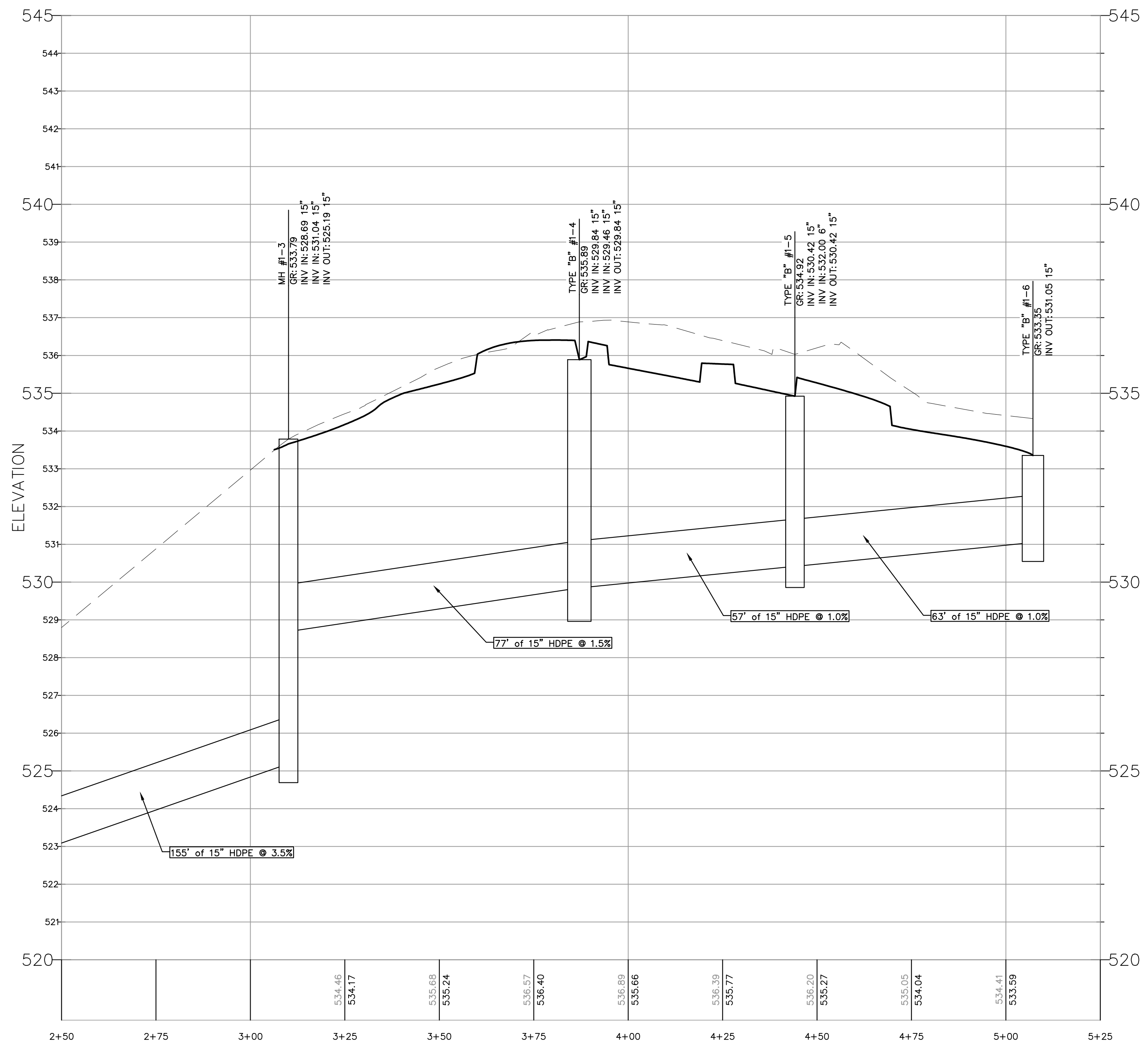
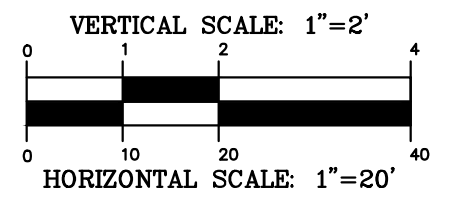
DRIVEWAY PROFILE

SHEET:
SP-8.1

STORM SEWER NETWORK #1 PROFILE



STORM SEWER NETWORK #1 PROFILE

[illegible]

CHECKED BY: JMP

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J. MICHAEL PETRY-PE,PP,RA
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOTS 17.01 BLOCK 151,
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

STORM SEWER PROFILES

PROJECT #:

24-170

SHEET:

SP-8.2

The profile view shows the proposed road section with elevations on the vertical axis (ranging from 527 to 541) and stationing on the horizontal axis (ranging from -0+50 to 1+50). The profile includes a dashed line for the existing ground and a solid line for the proposed road grade. The proposed road grade is shown with a 1.0% slope. The profile also shows the location of three manholes (MH-1, MH-2, MH-3) and the proposed pipe segments (82' of 15" HDPE @ 1.0%, 18' of 15" HDPE @ 1.0%, and 24' of 15" HDPE @ 1.0%).

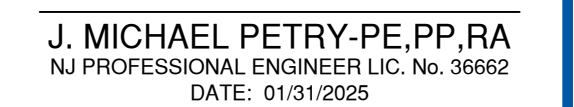
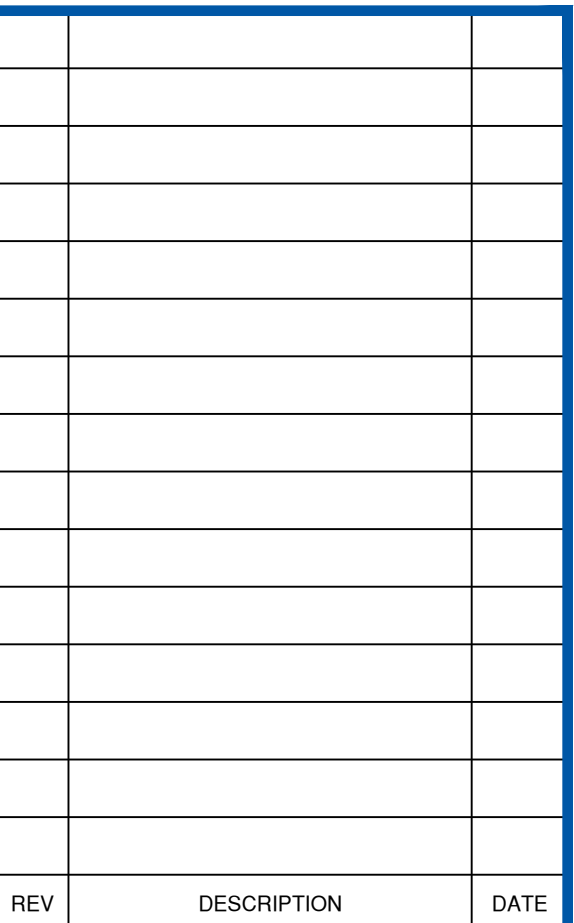
Station	Elevation	Description
0+00	536.89	TYPE "B" #1-4
0+00	535.89	GR: 535.89
0+00	532.84	INV IN: 529.84 15"
0+00	532.46	INV IN: 529.46 15"
0+00	532.84	INV OUT: 529.84 15"
0+25	537.52	
0+25	536.18	
0+50	537.76	
0+50	536.61	
0+75	537.76	
0+75	537.89	
0+75	537.89	TYPE "B" #2-1
0+75	537.89	GR: 537.89
0+75	530.28	INV IN: 530.28 15"
0+75	530.28	INV IN: 530.28 15"
0+75	530.28	INV OUT: 530.28 15"
1+00	537.04	
1+00	536.40	
1+00	536.40	TYPE "B" #2-2
1+00	536.40	GR: 536.40
1+00	530.46	INV IN: 530.46 15"
1+00	530.46	INV IN: 530.46 15"
1+00	530.46	INV OUT: 530.46 15"
1+25	537.04	
1+25	536.40	
1+25	536.40	TYPE "B" #2-3
1+25	536.40	GR: 536.40
1+25	530.46	INV IN: 530.46 8"
1+25	530.71	INV OUT: 530.71 15"

The profile view shows a proposed road section with the following details:

- Vertical Alignment:** The profile starts at station 0+00 with an elevation of 527.00. It rises to a peak of 536.57 at station 0+50, then descends to 537.48 at station 0+75, and finally rises to 539.64 at station 1+00. The profile is defined by a solid line with a dashed line indicating the proposed grade.
- Horizontal Alignment:** The horizontal alignment is shown as a dashed line, starting at station 0+00 and ending at station 1+00. It is labeled "62' of 15" HDPE @ 1.0%".
- Pipe Details:**
 - TYPE "B" #4-1:** A 4-foot diameter pipe with an invert elevation of 532.61 at station 0+25. It is labeled "36' of 15" HDPE @ 1.0%".
 - TYPE "B" #4-2:** A 4-foot diameter pipe with an invert elevation of 532.97 at station 0+50. It is labeled "36' of 15" HDPE @ 1.0%".
 - TYPE "B" #4-3:** A 4-foot diameter pipe with an invert elevation of 535.01 at station 1+00. It is labeled "62' of 15" HDPE @ 1.0%".
- Stationing:** The stationing is marked along the bottom of the profile, ranging from 0+00 to 1+50 in increments of 25.
- Elevation:** The elevation is marked on the left side of the profile, ranging from 527 to 541 in increments of 1.

Profile view of a proposed road section. The vertical axis represents ELEVATION (feet), ranging from 530 to 545. The horizontal axis represents stationing, ranging from -0+50 to 1+50. The profile shows a proposed road grade (solid line) and an existing ground line (dashed line). The road grade starts at station 0+00 at an elevation of 536.40 feet and rises to a peak of 541.00 feet at station 0+75. The existing ground line starts at station 0+00 at an elevation of 537.04 feet and rises to a peak of 541.00 feet at station 0+75. The road grade is labeled with a slope of 2.0% (2' of 15" HDPE @ 1.0%). The existing ground line is labeled with a slope of 1.0% (1' of 15" HDPE @ 1.0%).

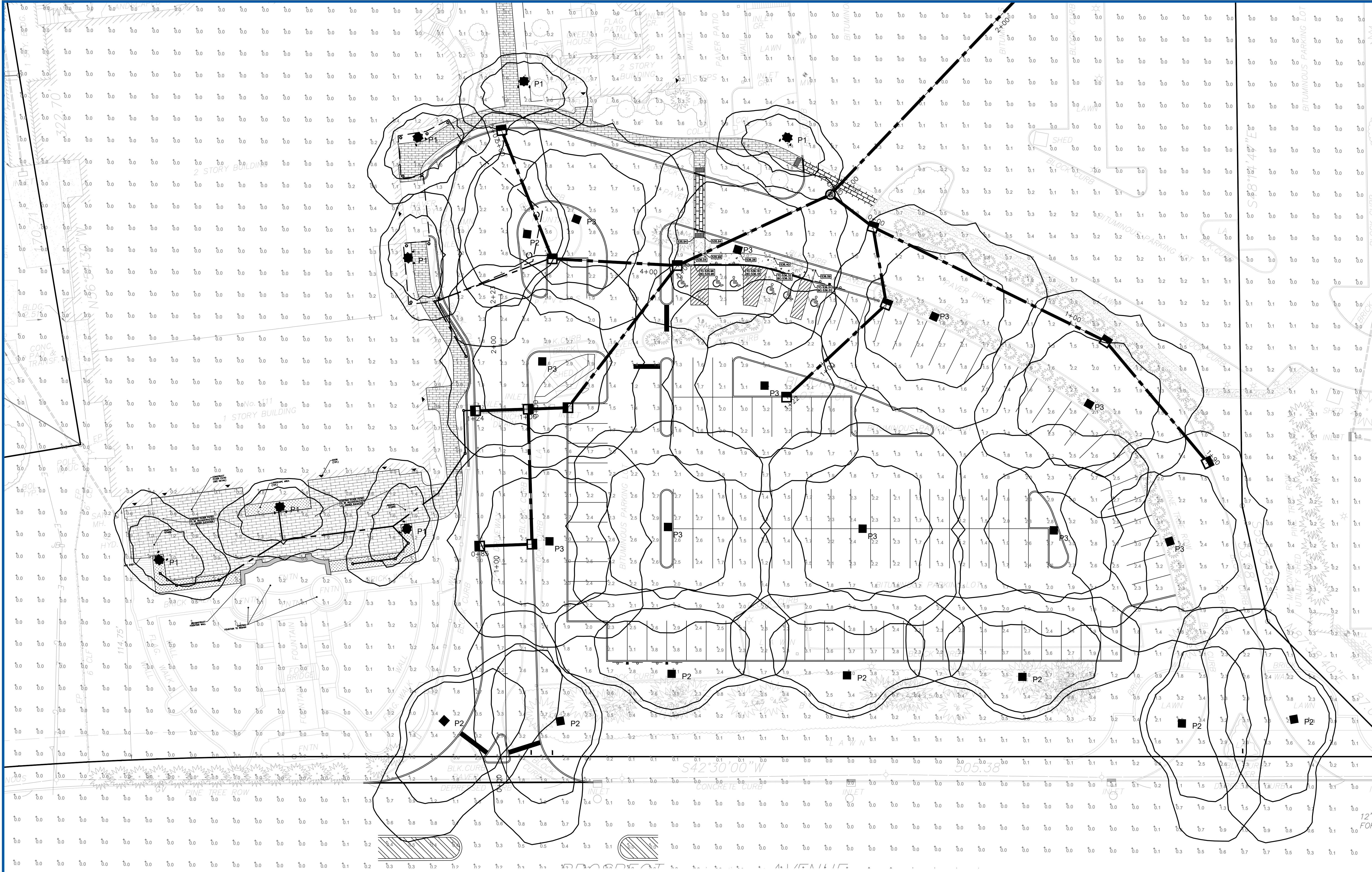
Station	Elevation (ft)	Description
0+00	536.40	Proposed Road Grade
0+00	537.04	Existing Ground
0+25	537.85	Proposed Road Grade
0+25	537.95	Existing Ground
0+50	539.26	Proposed Road Grade
0+50	539.75	Existing Ground
0+75	541.00	Proposed Road Grade
0+75	541.00	Existing Ground



TITLE:

STORM SEWER
PROFILES

PROJECT #:	SHEET:
24-170	SP-8.3



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

Symbol	Qty	Fixture Type	Description	Manufacturer	Catalog Number	CCT	LLF	Total Watts	Delivered Lumens	Mounting Height	Filename
	7	P1	DECORATIVE LANTERN POST TOP, TYPE 3 M DISTRIBUTION, NOMINAL 2500LM, BOTTOM OF FIXTURE MOUNTED AT 12FT, CONFIRM BASE AND POLE HEIGHTS PRIOR TO ORDERING	SUN VALLEY LIGHTING	LBEV-XX-PLED-III-M-20LED-350MA-40K-(VOLTAGE)-PT-(FINISH)-(OPTIONS)-M16	4000K	0.900	22	2512	12	LBEV-PLED-III-M-20LED-350mA-40K.ies
	8	P2	DECORATIVE LANTERN POST TOP, TYPE 3 W DISTRIBUTION, NOMINAL 8900LM, BOTTOM OF FIXTURE MOUNTED AT 15FT, CONFIRM BASE AND POLE HEIGHTS PRIOR TO ORDERING	SUN VALLEY LIGHTING	LBEV-XX-PLED-III-W-36LED-875MA-40K-(VOLTAGE)-PT-(FINISH)-(OPTIONS)-M16	4000K	0.900	99	8951	15	LBEV-PLED-III-W-36LED-875mA-40K.ies
	11	P3	DECORATIVE LANTERN POST TOP, TYPE S WIDE DISTRIBUTION, NOMINAL 13,000LM, BOTTOM OF FIXTURE MOUNTED AT 15FT, CONFIRM BASE AND POLE HEIGHTS PRIOR TO ORDERING	SUN VALLEY LIGHTING	LBEV-XX-PLED-VSW-W-48LED-875MA-40K-(VOLTAGE)-PT-(FINISH)-(OPTION)	4000K	0.900	132	13091	15	LBEV-PLED-VSQ-W-48LED-875mA-40K.ies

CALCULATION SUMMARY

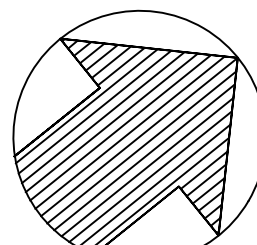
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CalcPts to Zero	Illuminance	Fc	0.4	5.6	0.0	N.A.	N.A.	10	10
WALKWAY	Illuminance	Fc	1.4	2.2	0.7	2.0	3.1	5	N.A.
StatArea_DRIVEWAY	Illuminance	Fc	2.0	5.6	0.9	2.2	6.2		
StatArea_DRIVEWAY ENTRY 1	Illuminance	Fc	2.4	3.5	1.2	2.0	2.9		
StatArea_DRIVEWAY ENTRY 2	Illuminance	Fc	2.8	3.6	1.4	2.0	2.6		
StatArea_PARKING LOT	Illuminance	Fc	2.1	3.8	1.2	1.7	3.2		
StatArea_PATIO	Illuminance	Fc	1.0	1.9	0.2	4.9	9.5		

REFERENCES:

- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAKOW LUCIN, L.S. DATED 2/29/2012.
- TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.00M GSD, DATUM: NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24GA2800600 AND DATED 06/06/2023.



REV	DESCRIPTION	DATE
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0 10 20 40
1 INCH = 20 FT.

CHECKED BY: JMP

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J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER L.C. No. 36662
DATE: 01/31/2025

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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOTS 17.01 BLOCK 151,
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

LIGHTING PLAN

PROJECT #:

24-170

SHEET:

SP-9.1



FIXTURE "PL1, PL2, & PL3"
SCALE - N.T.S.



DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST

1. **MULCHES** – SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5–1).
2. **VEGETATIVE COVER** – SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7–1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4–1) AND
3. PERMANENT STABILIZATION WITH SOD (PG 6–1).
4. **SPRAY–ON ADHESIVES** – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

MATERIAL	WATER DILUTION	TYPE OF NOZZEL	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SORAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) SPRAY, ON/DRY SPRAY	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 STANDARD (PG. 26–1)		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

5. **TILLAGE** – TO TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE, WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE IF SITE. CHISEL–TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
6. **SPRINKLING** – SITE IS SPRINKLED UNTIL SURFACE IS WET.
7. **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.
8. **CALCIUM CHLORIDE** – SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA) UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

SOIL LEGEND

SOIL INFORMATION OBTAINED FROM WEB SOIL SURVEY, MAP PRINTED ON 10–01–2024

URBONB – URBAN LAND, BOONTON SUBSTRATUM, 0 TO 8 PERCENT SLOPES

PERMANENT STABILIZATION

1. ALL AREAS NOT SCHEDULED FOR CONSTRUCTION OR LANDSCAPING TO BE STABILIZED USING SEED MIXTURE NO. 13 CONSISTING OF HARD FESCUE AND/OR CHEWING FESCUE AT A RATE OF 175 LBS/ACRE (4 LBS/1,000 SF), STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS & KENTUCKY BLUEGRASS (BLEND), BOTH AT A RATE OF 45 LBS/ACRE (1LB/1000 SF)
2. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO SPREAD TOPSOIL AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF OF 10–10–10 EQUIVALENT.
3. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
4. REMOVE ALL SURFACE DEBRIS AND STONES 2 INCHES OR LARGER.
5. UN–ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1–1/2 TO 2 TONS/ACRE (70 TO 90 LBS/1,000 SF.
6. INSPECT SEEDBED JUST BEFORE SEEDING IF TRAFFIC HAS LEFT THE SOIL COMPACTED. THE AREA MUST BE RE–TILLED AND FIRMED AS ABOVE.
7. A DEPTH OF 5 INCHES OF TOPSOIL IS REQUIRED FOR ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE AND ANTI–TRACKING PAD (DURATION: APPROX. 1 DAY)
2. DEMO EXISTING SITE AND ROUGH GRADE (DURATION: APPROX. 2 WEEKS)
3. INSTALL STORM SEWER IMPROVEMENTS (DURATION: APPROX. 2 WEEKS)
4. CONSTRUCT DRIVEWAY AND WALKWAY AREAS (DURATION: APPROX. 1 MONTH)
5. STABILIZE AND SEED ALL DISTURBED AREAS (DURATION: APPROX. 2 DAYS)
6. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES (DURATION: APPROX. 1 DAY)

TEMPORARY STABILIZATION

1. STREETS, DRIVEWAYS AND PARKING AREAS NOT SCHEDULED FOR PAVING WITHIN THE ALLOTTED TIME FRAME SHALL BE STABILIZED USING PAVEMENT SUBBASE COURSE. THIS SUBBASE COURSE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
2. ALL AREAS NOT SCHEDULED FOR PAVING SHALL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING FOLLOWING ROUGH GRADING.
3. APPLY FERTILIZER AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF. OF 10–20–10 EQUIVALENT. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRES.
4. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
5. TEMPORARY SEEDING WILL BE A MIX OF ANNUAL RYEGRASS OR PERENNIAL RYEGRASS AT A RATE OF 100 LBS./ACRE OR 1 LB./1,000 SF.
6. UN–ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1–1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF.

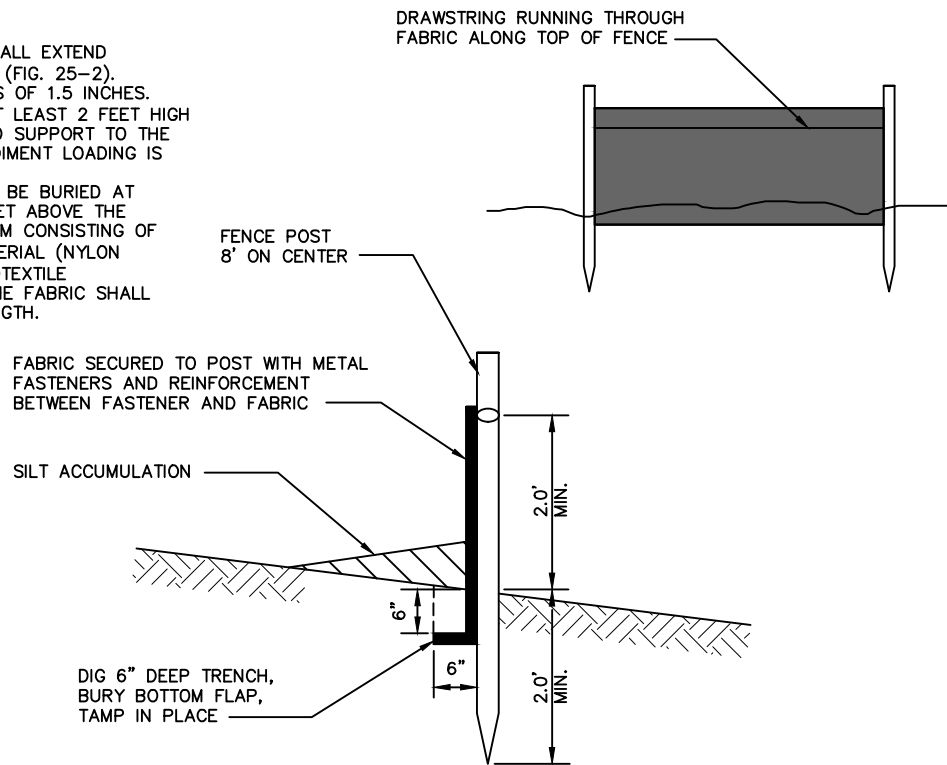
SOIL EROSION AND SEDIMENT CONTROL NOTES

(To be included on the signed erosion control plan sheet)

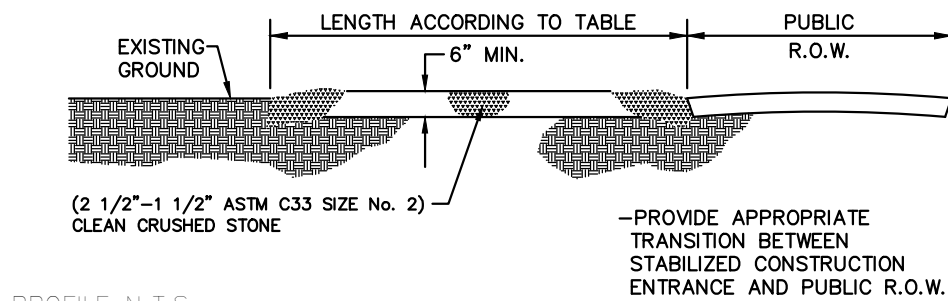
1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the **"New Jersey Standards for Soil Erosion and Sediment Control"** 7th Edition last revised December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
2. All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent reestablishment is established.
3. **Seeding Dates:** The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPCSD: **Spring** – 3/1–5/15 and **Fall** – 8/15 – 10/1
4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
6. Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
8. The Hudson–Essex–Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. **Fax – (862) 333–4507 OR email – INFORMATION@HEPCSD.ORG**
9. **The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency.** Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the stabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is **required**, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ "-1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
15. **The Hudson–Essex–Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

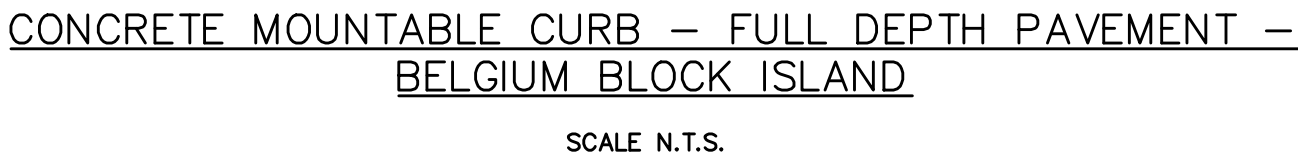
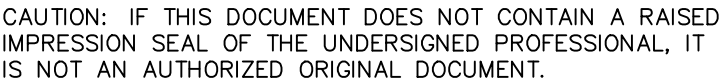
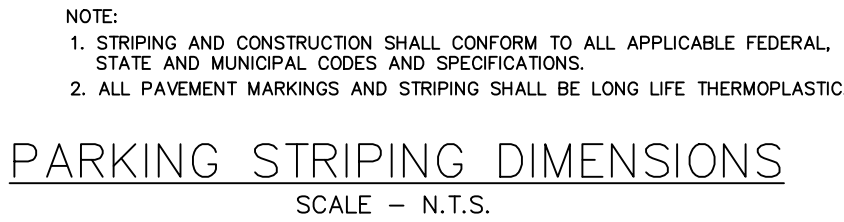
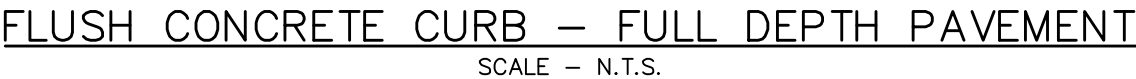
<http://hepsodnj.org>
HEPCSD251SESCNOTES_7THEDREV2017

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER–TO–CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 25–2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1½ INCHES.
2. "SUPER SILT FENCE" – A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, CROMETES, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

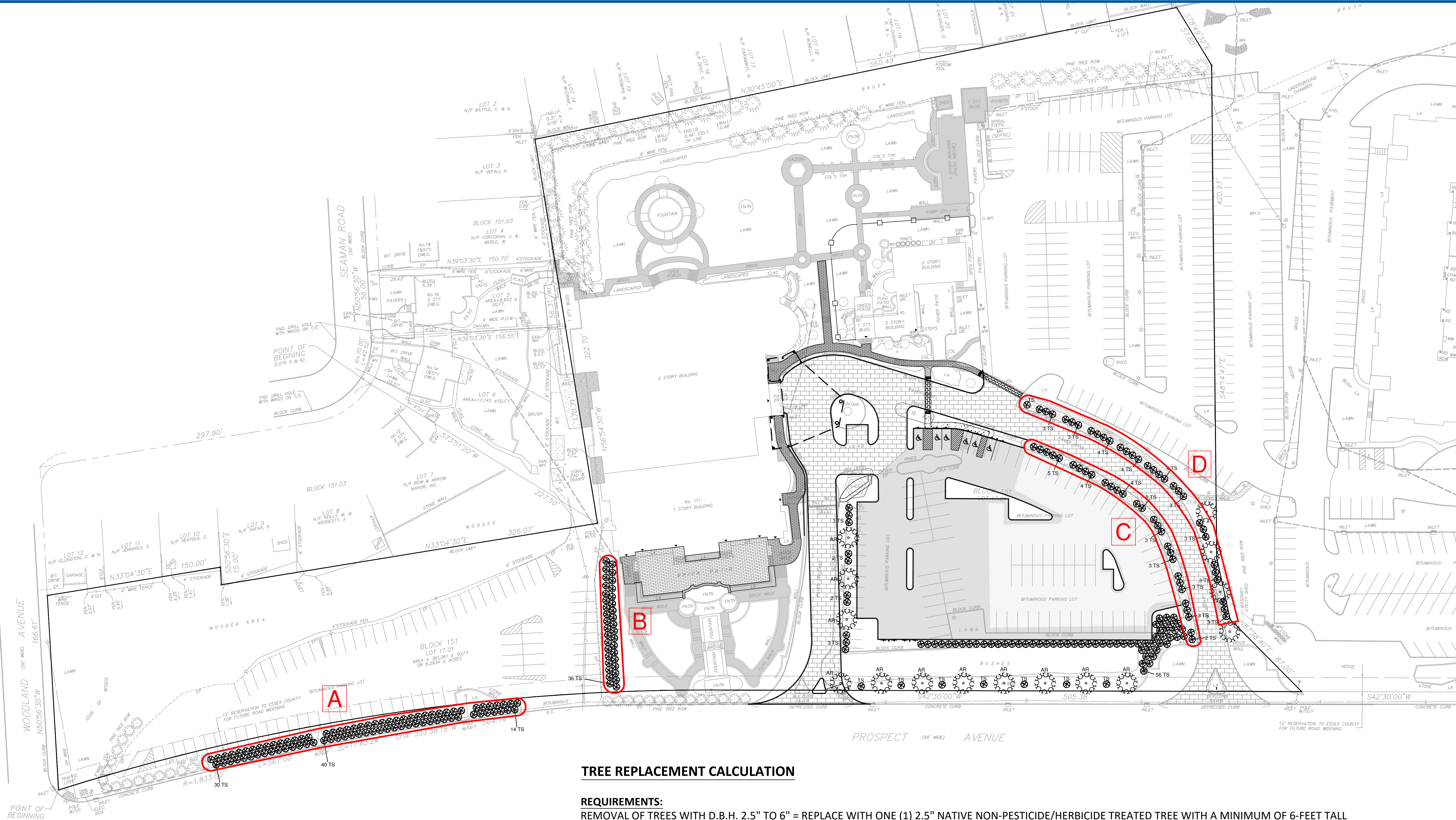


SILT FENCE DETAIL



[illegible]

TR-1



PROPOSED PLANTING SCHEDULE						
SYM	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING	SIZE AT MATURITY	NUMBER
TS	THUJA STANDISHII X PLICATA "GREEN GIANT"	THUJA GREEN GIANT	6"-8" HEIGHT	6' C.C.	40' - 60'	257
AR	ACER RUBRUM	RED MAPLE	4" D.B.H./B&B	35' C.C.	40' - 60'	15

TREE REPLACEMENT CALCULATION

REQUIREMENTS:

REMOVAL OF TREES WITH D.B.H. 2.5" TO 6" = REPLACE WITH ONE (1) 2.5" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREE WITH A MINIMUM OF 6-FEET TALL
REMOVAL OF TREES WITH D.B.H. 6" AND 13" = REPLACE WITH EITHER TWO (2) 4" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES; OR FOUR (4) 2.5" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES. EACH TREE SHALL BE A MINIMUM OF 6-FEET TALL.
REMOVAL OF TREES WITH D.B.H. 13" AND 22" = REPLACE WITH EITHER THREE (3) 4" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES; OR SIX (6) 2.5" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES. EACH TREE SHALL BE A MINIMUM OF 6-FEET TALL

NUMBER OF REPLACEMENT TREES REQUIRED:

TREES REMOVED WITH D.B.H. 2.5" TO 6" = 188 TREES; **THEREFORE, (188) 2.5" REPLACEMENT TREES ARE REQUIRED.**
TREES REMOVED WITH D.B.H. 6" AND 13" = 7 TREES; **THEREFORE, (28) 2.5" REPLACEMENT TREES ARE REQUIRED OR (14) 4" REPLACEMENT TREES.**
TREES REMOVED WITH D.B.H. 13" AND 22" = 4 TREES; **THEREFORE, (24) 2.5" REPLACEMENT TREES ARE REQUIRED OR (12) 4" REPLACEMENT TREES.**

PROPOSED REPLACEMENT TREES:

REMOVED TREES WITH D.B.H. 2.5" TO 6": 188 EVERGREENS REMOVED, **THEREFORE 188 THUJA GREEN GIANTS ARE PROPOSED**
REMOVED TREES WITH D.B.H. 6" TO 13": 1 EVERGREEN AND 6 DECIDUOUS TREES REMOVED, **THEREFORE 4 THUJA GREEN GIANTS AND 12 RED MAPLES ARE PROPOSED**
REMOVED TREES WITH D.B.H. 13" TO 22": 3 EVERGREENS AND 1 DECIDUOUS TREE REMOVED, **THEREFORE 18 THUJA GREEN GIANTS AND 3 RED MAPLES ARE PROPOSED**
THEREFORE, A TOTAL OF 210 THUJA GREEN GIANTS ARE PROPOSED TO REPLACE THE EVERGREENS THAT HAVE BEEN REMOVED AND 15 RED MAPLES ARE PROPOSED TO REPLACE THE DECIDUOUS TREES THAT HAVE BEEN REMOVED.

REFERENCES:
1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM: NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKENSACK, NJ, 07640, CERTIFICATE OF AUTHORIZATION NO.24GA2800600 AND DATED 06/06/2023.

PETRY
ENGINEERING, LLC
100 HANCOCK AVENUE • FARMFIELD, NEW JERSEY 07003-0500
TEL: 973.927.7004 FAX: 973.227.7074
PETRYENGINEERING.COM

2	SITE PLAN SUBMITTAL	12-30-24
1	PER REVIEW ENGINEER COMMENTS	09-12-24
REV	DESCRIPTION	DATE

0 20 40 80
1 INCH = 40 FT.

CHECKED BY: JMP
DRAFTED BY: DJK

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER, L.C. No. 36662
DATE: 8/21/2024
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
**TREE REPLACEMENT
PLAN**

PROJECT #: 24-170	SHEET: TR-2
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