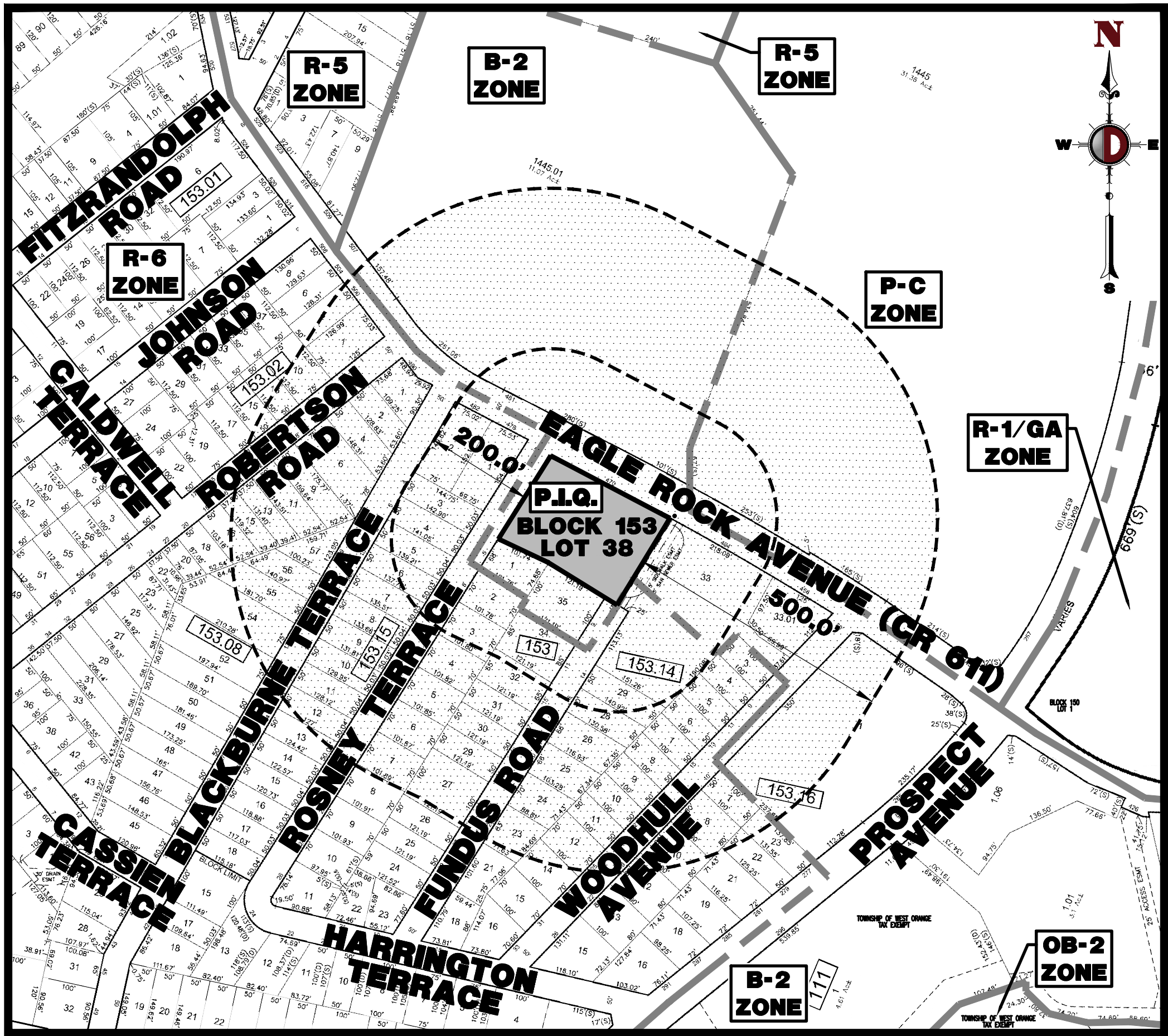


PRELIMINARY AND FINAL SITE PLAN
FOR
MPB REALTY, LLC
PROPOSED POPEYES RESTAURANT & IHOP RESTAURANT
BLOCK 153, LOT 38; TAX MAP SHEET #84 - LATEST REV. DATED 08-01-2011
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

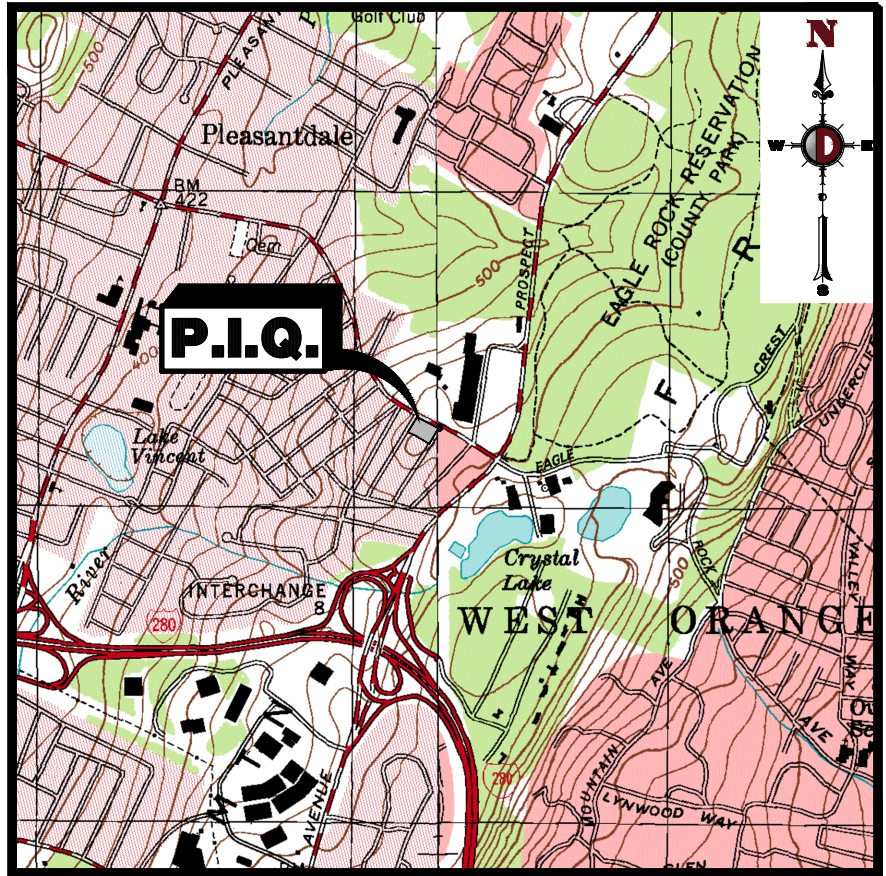
200' PROPERTY OWNERS LIST

Table with 6 columns: PROPERTY OWNER, BLOCK, LOT, PROPERTY OWNER, BLOCK, LOT. Lists property owners for Block 153, including West Orange Plaza, Mayfair Farms Holding Corp, Ismail, Hussein, Thomas, Shibu, Bose, Jean-Luc & Bank, Margaret, Altunkaya, Emrah & Figen, Prince, Christina M, Wright, Barry N. & Helen, ZG Real Estate LLC, Catalano, Gaetano, Diaz, Bertha, Abdelaziz, Hossain & Ahmed, Jihan, Lorenzana, Rosemarie & Angelo.

ALSO TO BE NOTICED:
PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, 16B
NEWARK, NJ 07102
NEW JERSEY AMERICAN WATER COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078
COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083
VERIZON
1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07920-1025
TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX table listing drawing titles and sheet numbers. Includes: COVER SHEET (1 of 23), AERIAL MAP (2 of 23), GENERAL NOTES (3 of 23), DEMOLITION AND TREE REMOVAL PLAN (4 of 23), SITE PLAN (5 of 23), GRADING PLAN (6 of 23), DRAINAGE PLAN (7 of 23), UTILITY PLAN (8 of 23), LANDSCAPE PLAN (9 of 23), LIGHTING PLAN (10 of 23), SOIL EROSION AND SEDIMENT CONTROL PLAN (11 of 23), SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS (12 of 23), LIGHTING DETAILS (13 of 23), LIGHTING DETAILS (14 of 23), LIGHTING DETAILS (15 of 23), CONSTRUCTION DETAILS (16 of 23), CONSTRUCTION DETAILS (17 of 23), CONSTRUCTION DETAILS (18 of 23), CONSTRUCTION DETAILS (19 of 23), CONSTRUCTION DETAILS (20 of 23), VEHICLE CIRCULATION (WB-50) (21 of 23), VEHICLE CIRCULATION (TRASH TRUCK) (22 of 23), VEHICLE CIRCULATION (FIRE TRUCK) (23 of 23).

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

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

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LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
TITLE: COVER SHEET
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT
BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATTHEW J. BERSCH ROBERT P. FREUD
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
1 OF 23

Plotted: 09/02/25 - 3:15 PM, By: okocienski, Product Ver: 25.0
File: \\vespc.local\despc\projects\1021\parish network, 1c 99-025 west orange\dwg\Site Plans\10102199025S3.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.

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Allen, Texas 1-972.334.2100 | Austin, Texas 1-512.446.2446 | Houston, Texas 1-281.789.4400 | Oak Ridge Beach, Florida 1-561.921.8570
Newtown, Pennsylvania 1-267.685.0276 | Philadelphia, Pennsylvania 1-215.253.4898 | Southampton, Pennsylvania 1-610.598.4400

1954 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiceng.com

TITLE: AERIAL MAP		
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT	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: NSR	SCALE: (H) 1"=100' (V)
DESIGNED BY: DG/MMW	CHECKED BY: MJB	SHEET No: 2
	CHECKED BY: -	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF 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
Rev.	Date	Comments
3	06/22/25	REV. PER TOWNSHIP COMMENTS
2	02/24/25	REV. PER SCD COMMENTS
1	02/19/25	REV. PER TOWNSHIP & SCD COMMENTS

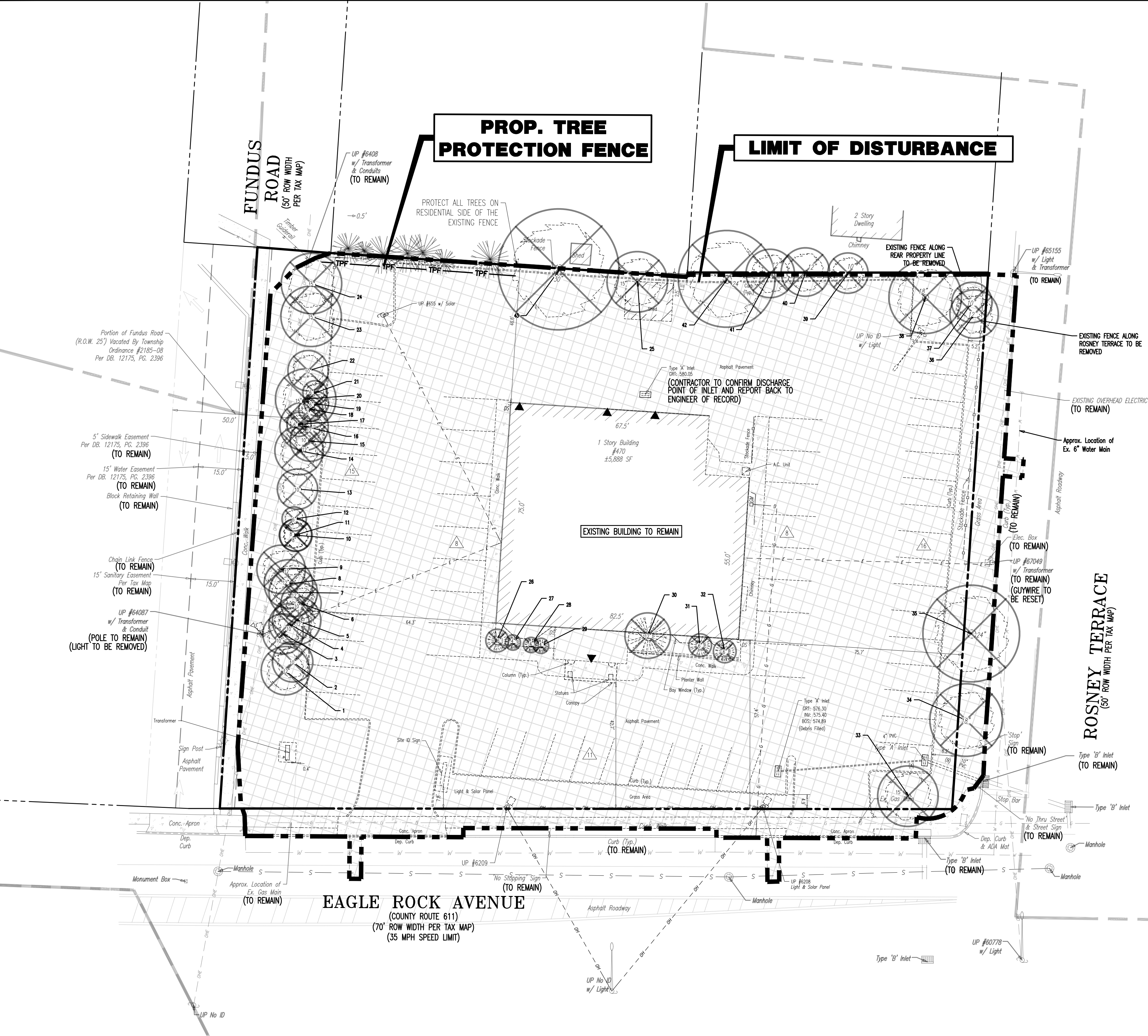
Plotted: 09/02/25 - 3:18 PM, By: okocienski, Product Ver: 25.0
File: \\decpc.local\decfolders\Data\decpc projects\1021 parkh network, lc 99-025 west orange\DWG\Site Plans\0102199025SR3.dwg, ----> 04 DEMOLITION AND TREE REMOVAL PLAN

TREE REMOVAL CHART

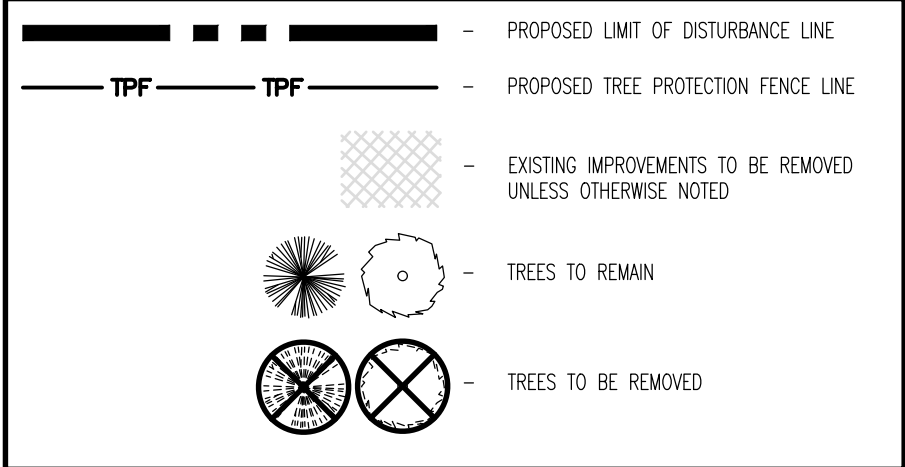
TREE #	COMMON NAME	DBH	CONDITION	TYPE
1	CHERRY	12"	FAIR	DECIDUOUS
2	MAPLE	10"	FAIR	DECIDUOUS
3	LOCUST*	10"	FAIR	DECIDUOUS
4	MAPLE	10"	FAIR	DECIDUOUS
5	MAPLE	12"	FAIR	DECIDUOUS
6	MAPLE	10"	FAIR	DECIDUOUS
7	MAPLE	12"	FAIR	DECIDUOUS
8	MAPLE	12"	FAIR	DECIDUOUS
9	LOCUST*	12"	POOR	DECIDUOUS
10	SASSAFRASS	8"	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	CALLERY PEAR*	15"	POOR	DECIDUOUS
34	ZELKOVIA	18"	POOR	DECIDUOUS
35	ZELKOVIA	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	

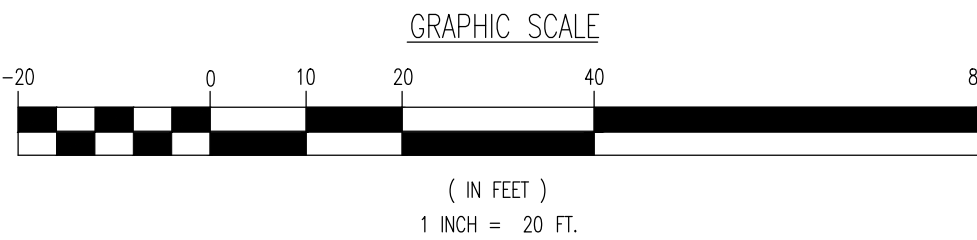
NOTE: * ALL INVASIVE SPECIES HAVE BEEN REQUESTED TO BE REMOVED BY THE TOWNSHIP ZONING BOARD ENGINEER. REPLACEMENT CALCULATIONS DO NOT INCLUDE THE REMOVED INVASIVE SPECIES.

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 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 MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- 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.



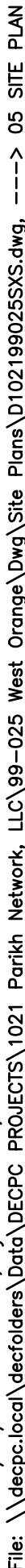
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Allentown, Pennsylvania 1-732-974-0198 | Allentown, Pennsylvania 1-732-974-0198 | Allentown, Pennsylvania 1-732-974-0198 | Allentown, Pennsylvania 1-732-974-0198

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
DRAWN BY: **PSD**
DESIGNED BY: **DG/MWW**
CHECKED BY: **MJB**
JOB No: 1021-99-025
DATE: 06/07/2024
SCALE: (H) 1"=20' (V)
SHEET No: **4**
OF 23
Rev. # 3

MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 54522
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41938

PROTECT YOURSELF
ALL STATES REQUIRE REGISTRATION OF CONTRACTORS, ENGINEERS, OR ANY OTHER PERSONS BEFORE THEY CAN PERFORM ANY SERVICE. ALWAYS CHECK THE STATE BOARD OF REGISTRATION FOR THE PROFESSION YOU ARE HIRING.
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING

- | 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 | 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 STORES | 1 STORY | 1 STORY |
| MAXIMUM BUILDING HEIGHT | 35 FT | 23.5 FT | 23.5 FT |
| MAXIMUM BUILDING COVERAGE | 40% | 13.5% (6,158 SF) | 13.5% (6,188 SF) |
| MAXIMUM IMPERVIOUS COVERAGE | 60% | 80.9% (36,974 SF) (E) | 75.7% (34,591 SF) (V) |

SIGNAGE TABLE

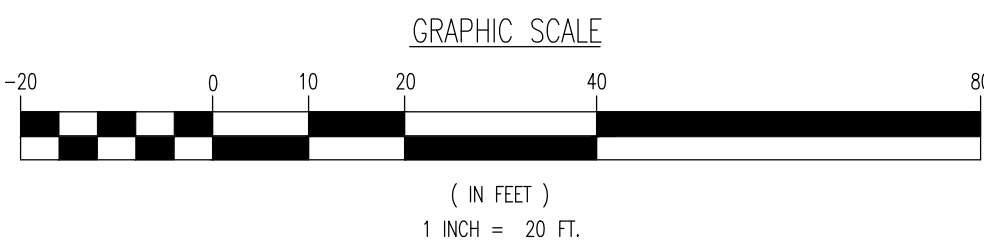
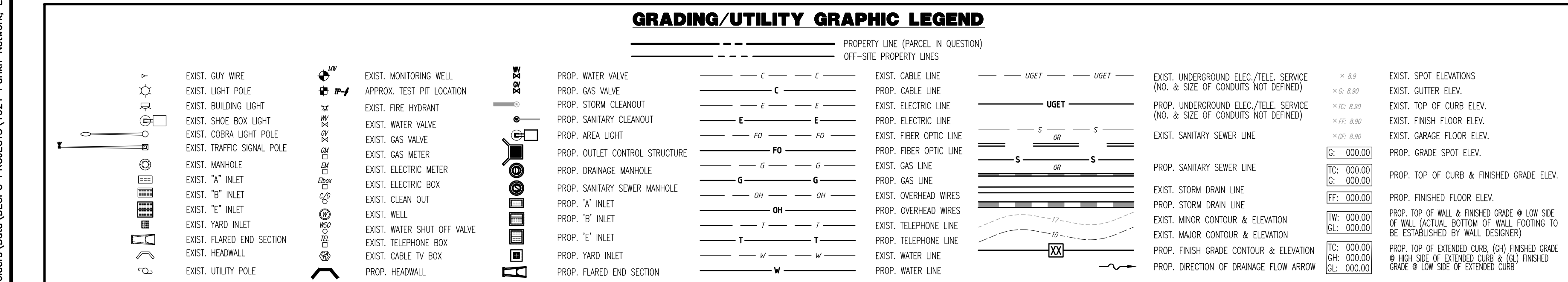
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

	DYNAMIC ENGINEERING				1004 Main Street Little Combs, NJ 07109 T: 732.974.0198 F: 732.974.3521 www.dynamicnc.com
	LAND DEVELOPMENT CONSULTING • PERMITTING • <u>GEOTECHNICAL</u> • ENVIRONMENTAL • SURVEY • PLANNING & ZONING				
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TITLE:					
SITE PLAN					
PROJECT: MPB REALTY, LLC <i>PROPOSED POPEYE'S & IHOP RESTAURANT</i> BLOCK 163, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY			JOB No: 1021-99-025 DRAWN BY: PSD DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: -		DATE: 06/07/2024 SCALE: (1"=20') (V) SHEET No:
MATTHEW J. BERSCH			ROBERT P. FREUD		
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522			PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938		
Call before you dig PROTECT YOURSELF ALL STATE RESIDENTS, HOMEOWNERS OF EXISTING HOMES, OF ALL HOMES REFERRED TO ON THIS PLAN'S SURFACE ARE IN THE STATE FOR STATE SPECIFIC DIGIT PROTECT NUMBERS VISIT WWW.CALL811.COM					
OF 23					
Rev. # 3					



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 (908-979-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ADA NOTES

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

SIDEWALKS/ ACCESSIBLE ROUTES

- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX. (1.0% 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. (1.0% 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

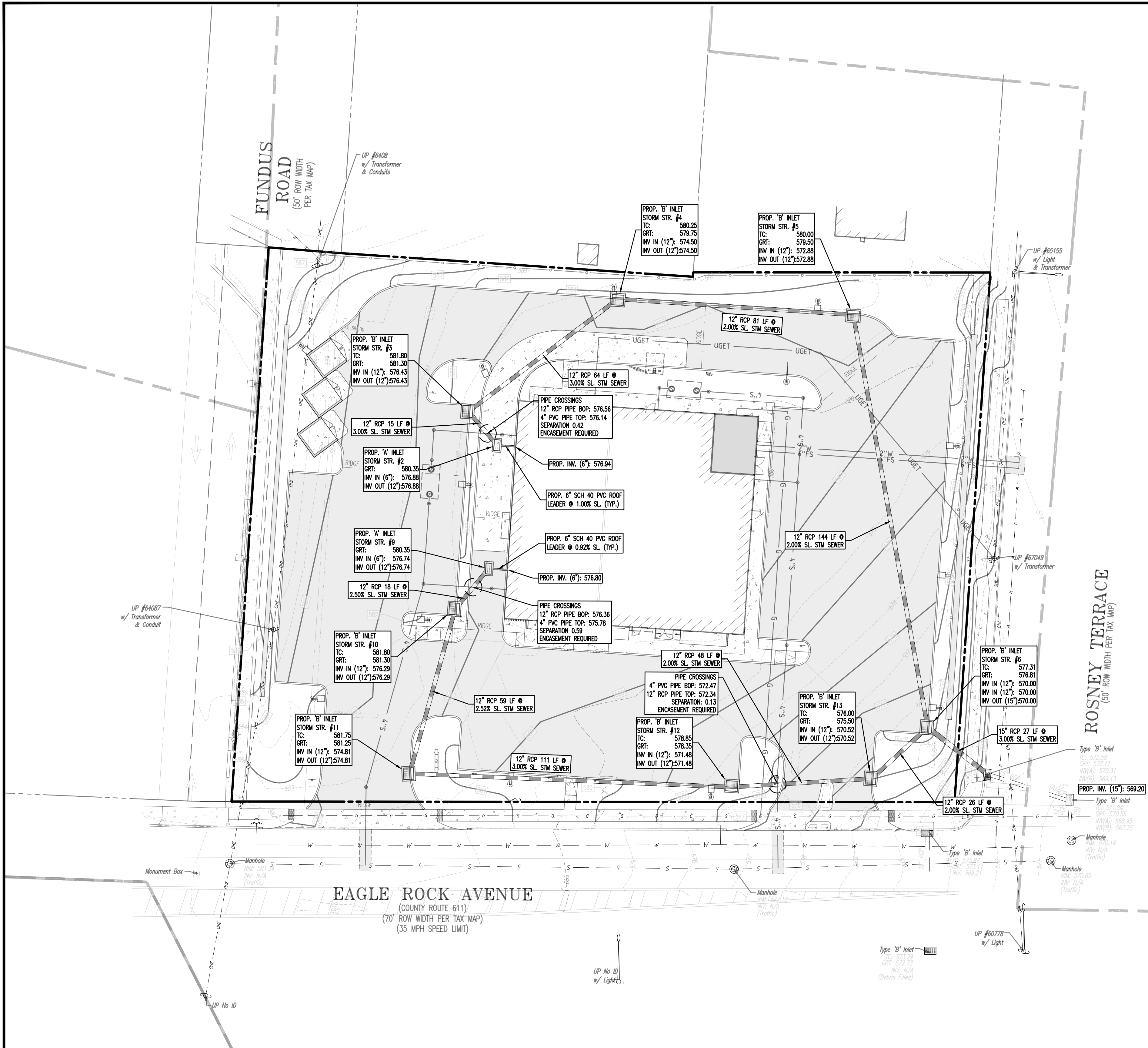
RAMPS

- 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 3"
- MAX. RISE: 30"
- MIN. CLEAR WIDTH: 36"
- MIN. LANDING CLEAR LENGTH: 60"
- MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

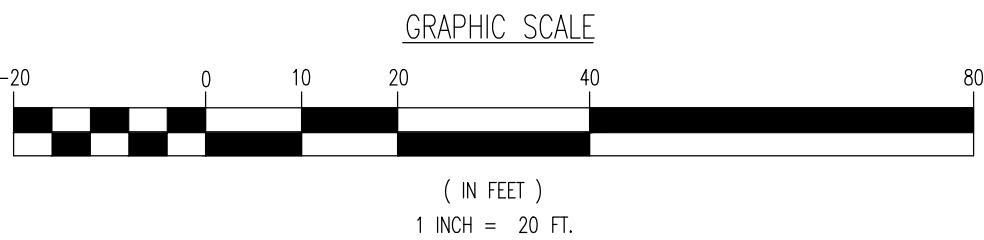
PROPOSED DEVELOPMENT IS NOT SUBJECT TO STEEP SLOPE AND NATURAL FEATURE ANALYSIS DUE TO BEING LOCATED WITHIN AREAS WHICH PREVIOUSLY CONTAINED STRUCTURES OR OTHER IMPROVEMENTS AND WERE PREVIOUSLY GRADED PER §25-28.5.c.

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TITLE: _____		JOB NO: 1021-99-025	
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT		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 CHECKED BY: _____	
SCALE: (H) 1"=20' (V) _____		SHEET NO: _____	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	
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GRADING/UTILITY GRAPHIC LEGEND			



DRAINAGE NOTES

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

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Newtown, Pennsylvania 1-732.974.0198 | Philadelphia, Pennsylvania 1-732.974.0198 | Pittsburgh, Pennsylvania 1-732.974.0198

TITLE:

DRAINAGE 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

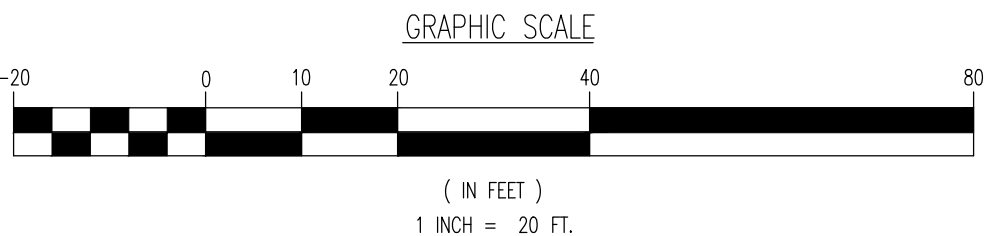
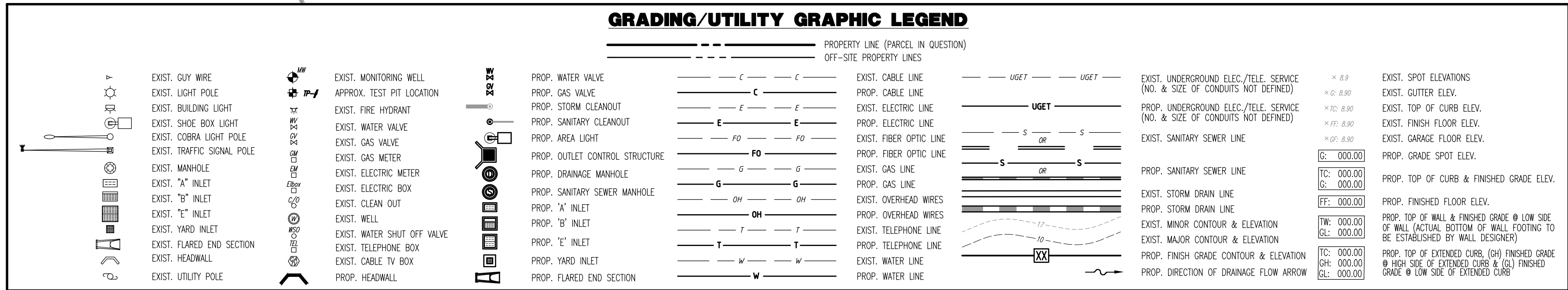
JOB No: 1021-99-025
DATE: 06/07/2024
DRAWN BY: PSD
DESIGNED BY: DG/MMW
CHECKED BY: MJB
CHECKED BY: -

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

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 541938

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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.

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TITLE: UTILITY PLAN			
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT		JOB No: 1021-99-025 DATE: 06/07/2024	
DRAWN BY: PSD		SCALE: (H) 1"=20' (V)	
DESIGNED BY: DG/MW		SHEET No: 8	
CHECKED BY: MJB		OF 23	
CHECKED BY: -		Rev. # 3	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938	

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. PLANT MATERIAL SHALL BE FULLY ESTABLISHED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURY.
3. PLANTS TO BE PLANTED IN SLOPE OR SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL 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 OF 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 TAMPS AS BACK FILLING PROCEEDS. 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 WINTER PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LANDSCAPE PRACTICES. PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAIL. PLANTING SHALL BE SPOURED WITH WILT-PHOR OR EQUIVALENT AS 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 GROUND OF THE PLANT WITH THE GROUND SURFACE WILL ESTABLISH LOCATE PLANT IN THE CENTER OF THE PIT.
13. REMOVE ALL WEEDS AND GRASS 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.
14. BRANCHES OF TREES SHALL BE PRUNED TO MAINTAIN A BALANCED, WELL-PROPORTIONED, AND HEALTHY GROWTH. BRANCHES OF TREES SHALL BE PRUNED TO MAINTAIN A BALANCED, WELL-PROPORTIONED, AND HEALTHY GROWTH.
15. 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.
16. 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 GRAPE 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 PREVENT WATER FROM ENTERING THE WOUND.
17. ALL EXISTING TREES SHALL BE PRUNED TO MAINTAIN A BALANCED, WELL-PROPORTIONED, AND HEALTHY GROWTH. BRANCHES OF TREES SHALL BE PRUNED TO MAINTAIN A BALANCED, WELL-PROPORTIONED, AND HEALTHY GROWTH.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLED SHEDDED HARDWOOD BARK MULCH, NO MULCH SHALL COME INTO CONTACT WITH THE ROOT FLARE.
19. NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY BRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
20. 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:

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

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

ACER RUBRUM
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELREUTERIA
LIQUIDAMBAR STYRACIFLUA
LIRIODENDRON TULIPIFERA
POPULUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
SALIX WEeping VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES

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

PLANTING SPECIFICATIONS

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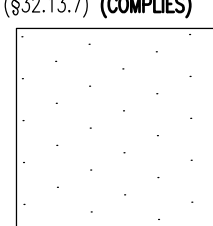
LANDSCAPE SCHEDULE

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 STROBUS '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
	88				
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
HOW	5	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	#3 CAN
WF	54	ITEA VIRGINICA 'SMINIWM'	'FIZZY MIZZY' SWEETSPHIRE	18-24"	#3 CAN
SJLP	12	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
VOGG	2	VIBURNUM DENTATUM VAR. DEAMII 'GLITTERS & GLOW'	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(S)					
BC	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				

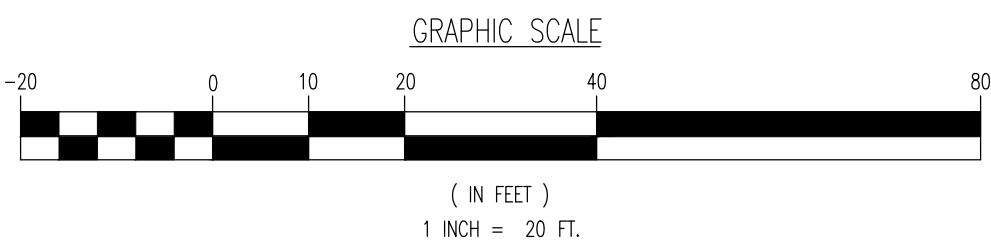
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE

LANDSCAPING REQUIREMENTS

- A. ALL PARKING AND OTHER GROUNDS LEVEL SURFACES SHALL BE SCREENED ON AT LEAST THREE (3) SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT SEASONS OF THE YEAR WHILE PERMITTING ACCESS BY THE TOWNSHIP COMPANY. (828-12-11) (COMPLIES)
- B. EXISTING TREES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE, WHILE EXISTING TREES SHOULD BE REMOVED IN ORDER TO PREVENT THE PROPOSED DEVELOPMENT FROM BEING VISUALLY OBSCURED. EXISTING TREES TO BE REMOVED FOR 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. (828-11-36) (COMPLIES)
- C. EXISTING STORMWATER MANAGEMENT DEVICES SHALL NOT BE PERMITTED IN THE BUFFERED STRIPS. (828-11-33) (COMPLIES)
- D. ALL PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJACES OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BARRIER, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED. (828-12-16) (COMPLIES)
- E. ALL PARKING AREAS SHALL BE SCREENED BY LANDSCAPING AREA IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS ADDITIONAL PLANTING FOR EACH 10 PARKING SPACES, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA. TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE DRIVE AND WITH A MINIMUM OF 10 FEET FROM THE DRIVE. TREES SHALL BE PROVIDED. (828-12-16) (COMPLIES)
- F. ALL EXISTING TREES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE, WHILE EXISTING TREES SHOULD BE REMOVED IN ORDER TO PREVENT THE PROPOSED DEVELOPMENT FROM BEING VISUALLY OBSCURED. EXISTING TREES TO BE REMOVED FOR FENCING OR OTHER PROTECTIVE BARRIERS ACCEPTABLE TO THE TOWNSHIP OFFICIAL SHALL BE PLACED AROUND TREES THAT ARE NOT TO BE REMOVED. CONSTRUCTION, SLOPE FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE PLACED BEYOND THE GRIP LINE, BUT IN NO EVENT LESS THAN TEN (10) FEET FROM THE FRONT OF THE DRIVE AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITY IS TERMINATED. ANY LANDSCAPING ACTIVITIES SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. (828-12-16) (COMPLIES)
- G. PRESERVE 50% (FIFTY) PERCENT OF THE TREE CANOPY ON EACH DEVELOPED LOT, AND SEVENTY (70) PERCENT OF ANY UNDEVELOPED LOT. (828-4-11) (WAVES)
- H. ALL PARKING LOT OWNERS SHALL MAINTAIN TREES IN COMPLIANCE WITH TOWNSHIP CODE (828-12-11) AND SHALL CARRY OUT SIZE SHAPE TRIM IN THE PARKING LOTS WITHIN THE BUFFERED STRIPS. (828-12-11) (COMPLIES)
- I. ALL PARKING AREAS SHALL BE SCREENED ON ANY SIDE WHICH ADJACES OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BARRIER, EVERGREEN OR FENCING SHALL BE PROVIDED AROUND ANY OUTDOOR RECYCLING AREA AND SHALL BE DEVELOPED IN AN AESTHETICALLY PLEASING MANNER.



PROPOSED MULCH AREAS



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



1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiccc.com

TITLE:

LANDSCAPE PLAN

PROJECT: **MPR REALTY, LLC** JOB No: DATE:

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

BLOCK 153, LOT 38
170 EAGLE ROCK AVENUE (CB 611)

DESIGNED BY: DC / MW

		DS/ MW	SHEET NO.
		CHECKED BY: MJD	

MATTHEW J. DEBOCO		MJB	
ROBERT D. FREED		CHECKED BY:	

MATTHEW J. BERSCH ROBERT P. FREUD — 9

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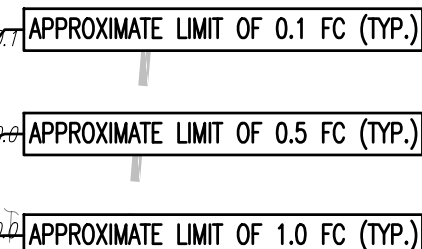
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PROVIDING AN ADDRESS FOR SERVICE.

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522

NEW JERSEY LICENSE NO. 34322	NEW JERSEY LICENSE NO. 47150	FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	Rev. # 3
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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 DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUYWIRE 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.

2. SITE LIGHTING SHALL BE DESIGNED TO PREVENT EXCESSIVE ILLUMINATION AND GLARE. (825-14-1.2) (COMPLIES)
3. SITE LIGHTING SHALL BE DESIGNED TO PROVIDE PROPER ORIENTATION AND SHEDDING OF FIXTURES TO PREVENT UNDUE ILLUMINATION OF ADJACENT PROPERTIES. (825-14-1.3) (COMPLIES)
4. 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. (825-14.1.6) (COMPLIES)
5. LIGHT SHALL NOT EXCEED A HEIGHT OF EIGHTEEN 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. (825-14.1.6) (COMPLIES)
6. 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 ADJACENT A PROPERTY USED OR ZONED FOR RESIDENTIAL USE. (825-14.1.6) (COMPLIES)
7. ALL WIRING FOR LIGHT FIXTURES SHALL BE LAID UNDERGROUND, AND NOT STRUNG BETWEEN POLES OR BUILDINGS. (825-14.1.9) (COMPLIES)
8. ALL LIGHTS OF THE SITE SHALL BE DIRECTED AS CLOSE AS POSSIBLE TO THE SOURCE OF ILLUMINATION IN COMPLYMENT 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. (825-14.2) (COMPLIES)
9. MINIMUM MAINTAINED LUX/FOOTCANDLES IN PEDESTRIAN WALKWAYS SHALL BE 10/0.9 LUX/FOOTCANDLES. (825-14.3) (COMPLIES)
10. MINIMUM MAINTAINED LUX/FOOTCANDLES IN PARKING AREAS SHALL BE 20/2.0 LUX/FOOTCANDLES. (825-14.3) (VARIANCE – PROPOSED MINIMUM ILLUMINATION IN PARKING AREA OF LESS THAN 2.0 FOOTCANDLES)
11. MINIMUM MAINTAINED LUX/FOOTCANDLES IN STREETS SHALL BE 13/1.2 LUX/FOOTCANDLES. (825-14.3) (NOT APPLICABLE)
12. ANY RECYCLING AREA SHALL BE WELL LIT. (825-14.3) (COMPLIES)



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

LIGHTING LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	7	A-1	18 FT	SINGLE	1.000	GE LIGHTING SOLUTIONS	TYPE 4 AREA LIGHT - BLACK	EALP03_C4AH730 WITH ELS-EAL-RBL-BLCK.ies
	2	A-2	12 FT	SINGLE	1.000	GE LIGHTING SOLUTIONS	TYPE 4 AREA LIGHT - BLACK	EALP03_C4AH730 WITH ELS-EAL-RBL-BLCK.ies
	2	A-3	18 FT	SINGLE	1.000	GE LIGHTING SOLUTIONS	TYPE 4 AREA LIGHT - BLACK	EALP03_C4AH730.....IES
	1	A-4	18 FT	SINGLE	1.000	GE LIGHTING SOLUTIONS	TYPE 4 AREA LIGHT - BLACK	EALC01_C3AW740.....IES
	6	W-1	8 FT	SINGLE	1.000	LSI INDUSTRIES INC.	WALL LIGHT	LMH020-4000-35G9-000007W (1).ies
	6	C-1	9 FT	SINGLE	1.000	INFLOX	CANOPY LIGHT	LD3130308.ies
	6	W-2	15 FT	SINGLE	1.000	GM LIGHTING	CANOPY LIGHT	V120-H0-40-2FT.IES
	3	E-1	8.5	SINGLE	1.000	BARRON LIGHTING GROUP	EMERGENCY LIGHT	TRL-ACEM.IES

GRAPHIC SCALE

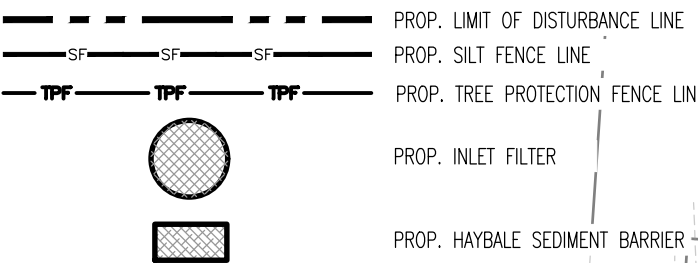
(IN FEET)
1 INCH = 20 FT.

Plotted: 09/02/25 - 3:16 PM, By: akocienski, - Product Ver: 25.0
 \\file: \\decpc.local\decfolders\Data\decpc_projects\1021 parikh network, llc\99-025 west orange\Dwg\Site Plans\D102199025S3.dwg, ----> 10 LIGHTING PLAN

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

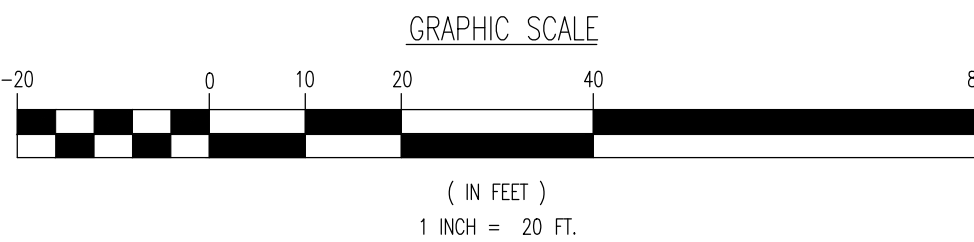
PROP. STOCKPILE LOCATION

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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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)
DESIGNED BY: DG/MMW SHEET No: 11 OF 23
CHECKED BY: MJB
CHECKED BY: -

MATTHEW J. BERSCH PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522
ROBERT P. FREUD PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938
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ALL STATES REQUIRE NOTIFICATION OF
CONSTRUCTION ACTIVITIES. IF ANY ORDER
PREPARED TO ORDER THE SERVICE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES AND SILT FENCING.
- PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
- PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
- PHASE 4: COMPLETE BUILDING CONSTRUCTION.
- PHASE 5: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, DRAINAGE PIPING, AND DRAINAGE STRUCTURES.
- PHASE 6: FINAL GRADING ON SITE.
- PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.
- PHASE 8: REMOVE TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES AND SILT FENCING AFTER PERMANENT STABILIZATION OF ALL EXPOSED AREAS.

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OF SUITABLE EQUIVALENT AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. STABILIZATION SPECIFICATIONS:
 - TEMPORARY SEEDING AND MULCHING
 - LIME - 50 LBS/1,000 SF GRUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
 - SEEDS:

COOL SEASON:
PERMANENT, THE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.

WARM SEASON:
PEARL MILLET AT 20 LBS/AC, OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.

MULCH - SALT HAY OR SMALL GRASS STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDERS).

4. TYPED ROADWAYS AND DRIVEWAYS SHALL BE BACK FILLED AND STABILIZED DURING CONSTRUCTION WITH THE STATE STANDARDS.

5. A SUB-BASE COURSE WILL BE INSTALLED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.

6. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

7. ANY STEEP SLOPES RECEIVING PAVED WATER WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER 3:1).

8. ALL SEDIMENT BARRIERS WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.

9. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, ROAD, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.

10. CRUSHED STONE VEHICLE WHEEL CLEANING BARRIER WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS A PAVED ROADWAY. BARRIER SHALL BE 1-1/2' TO 2' CRUSHED STONE AND AT LEAST 30" X 100", AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.

11. MAXIMUM SLOPE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.

12. ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.

13. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

14. ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FALTER (SEE DETAIL).

15. CONJOINT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUT FALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

16. ALL DE-WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL).

17. PERMANENT VEGETATION TO BE SEEDDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

18. PERMANENT STABILIZATION SPECIFICATIONS: SEEDING.

19. PERMANENT STABILIZATION SPECIFICATIONS: MULCHING.

20. MULCH MATERIALS TO BE UNWEED SALT HAY, HAY, OR SMALL GRASS STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 S.Q. FT.

21. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.

22. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:

 (1) PEG AND TWINE

 (2) MULCH NETTING

 (3) LIQUID MULCH-BINDERS

23. ALL UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL MET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.

24. ANY SOIL SAVING PLY OF 4" OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION.

25. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE REMOVED OR TREATED IN SUCH A WAY TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. (IF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED).

26. ANY SITE WORK FOR WHICH PLANS WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.

27. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS BEFORE THE COMMENCEMENT OF CONSTRUCTION AND DISTURBANCE.

28. ANY DISTURBED AREAS WITH EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

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 AND MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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 SEEDS OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHOULD BE MAINTAINED UNTIL SUCH TIME WHEREIN PERMANENT REVEGETATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO ESTABLISH PERMANENT VEGETATIVE COVER WITH MOST LOCATIONS IN THE HEPSCD DISTRICT:
SPRING - 3/1-5/15 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 PROTECTION HAS BEEN ESTABLISHED. STORM DRAINAGE PROTECTION SHALL BE PROVIDED AS REQUIRED BEFORE ANY OTHER SITE FUNCTIONALITY.
6. MULCH MATERIALS SHALL BE UN-ROOTED SMALL GRASS STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDER, OR NETTING IN THE DRAIN, 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 REPAIRED BY THE CONTRACTOR.
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 ORDER-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY. THE APPLICANT MUST RESIDE WITHIN THE DISTRICT AND HAVE OTHER CONTINUING LIABILITY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION. GIVING ADVANCED NOTICE UPON COMPLETION OF THE REVEGETATION MEASURES. PERFORMANCE DEPENDS MAY BE REQUESTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADS SHOULD BE KEPT CLEAN AT ALL TIMES. DO NOT LITTER A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A DRAINAGE DITCH. PAVED ROADS SHOULD BE KEPT FREE OF DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELEMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SLUMP PITS, PORTABLE SEDIMENT TANKS AND/OR SOIL CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SOEDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
12. ALL EROSION PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD FOR PROPER REVIEW AND INSPECTION.
13. CRUSHED STONE WHEEL GRADING TRACKING-PAN-3" TO BE INSTALLED AT ALL SITE EXITS USING 2" 1"-CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. 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 APPLICANT MUST OBTAIN A DISTRICT ISSUED ORDER-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE 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.

DEFINITION – THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE – TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF- SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

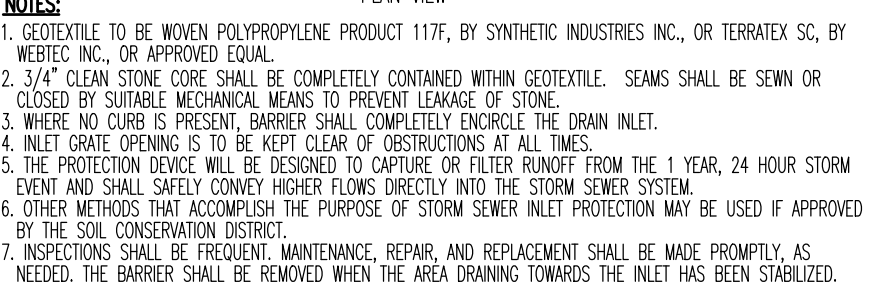
WHERE APPLICABLE – THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- MULCHES** – SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
- VEGETATIVE COVER** – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOIL.
- SPRAY-ON ADHESIVES** – ON MINERAL SOILS (NOT EFFECTIVE ON ROCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TALUSE	TO ROUGHEN SURFACE AND BRING CLOSING TO SURFACE THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWING SPACED ABOUT 12 INCHES APART, AND SPRING- TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING	IF SITE IS DRY, SPRINKLING UNTIL THE SURFACE IS WET.
BARBERS	SOLID BOARD FENCES, SNOW FENCES, BURIAL FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL 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 OR PLANT DAMAGE. IF USED ON STEEP SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
STONE	COVER SURFACE WITH CRUSHED STONE OR CORAL GRAVEL.

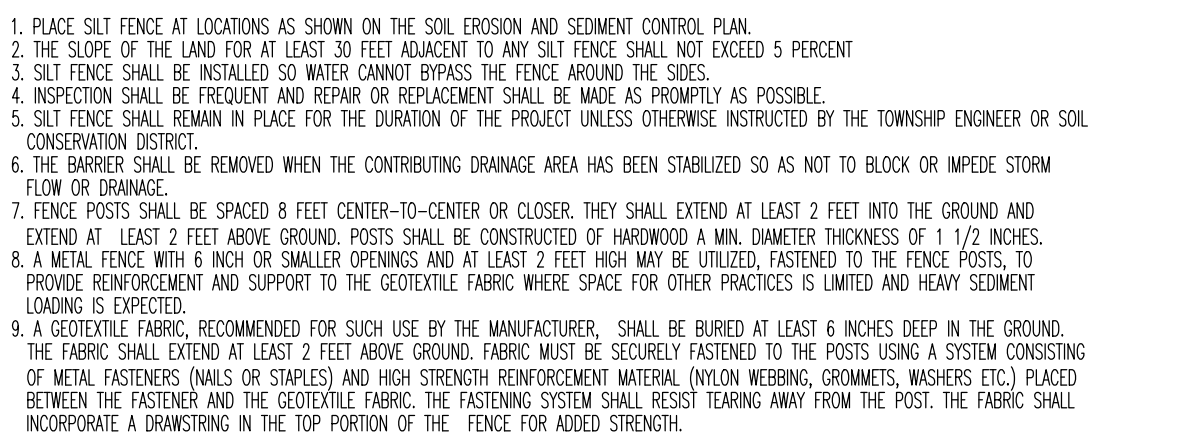
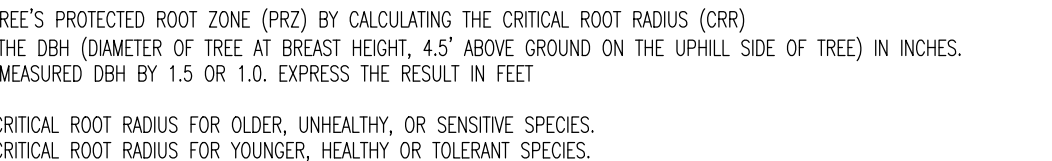
1. STAKES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING.
2. THE ADJACENT BALES:
3. 2. EACH BALE SHALL BE PLACED SO THE RIDDINGS ARE HORIZONTAL.
4. 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALES.
5. 4. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
6. 5. INSURECTION AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
7. 6. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.





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

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



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Plotted: 09/02/25 - 3:16 PM, By: okocienski, Product Ver: 25.0
File: \\decpc.local\decfolders\Data\decpc projects\1021 parkin network, lc 99-025 west orange\Dwg\Site Plans\01021 99025SD3.dwg, ----> 14 LIGHTING DETAILS

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 every energy saving LED illumination is specified. 5 year warranty. Do not submerge. Factory cut only - cutting in field will void ETL label and warranty.

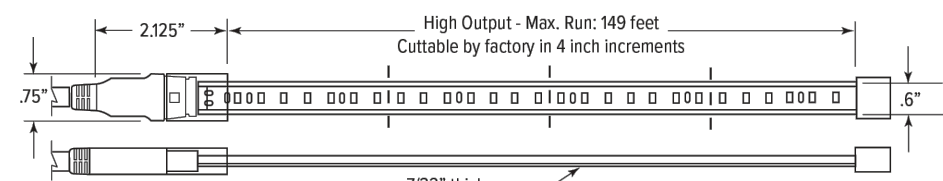
NOTE: Each run requires power connector (see Connectors and Accessories next page).

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)

SPECIFICATIONS

- | ELECTRICAL | LABEL |
|---|----------|
| 120V | IP65 |
| 4.0 watts per foot | ETL |
| OPTICS | |
| 90+ CRI | WARRANTY |
| 5 years | |
| Do not install in an application that is not easily accessed for service. | |
| LUMENS | |
| 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

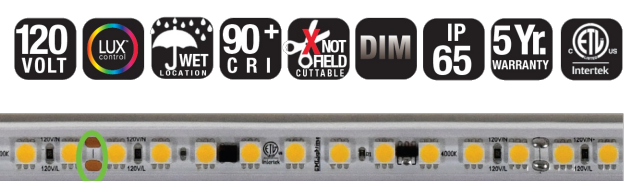
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V120-HO_33023
Page 1

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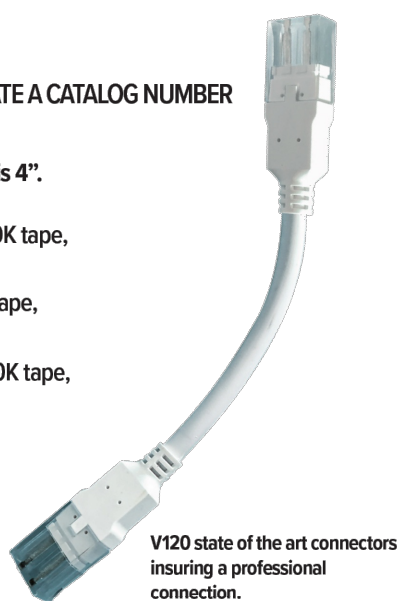
Project Name	Type
Catalog #	Date



CUTTABLE EVERY 4"

HOW TO SPECIFY VISION120 AND CREATE A CATALOG NUMBER

High Output (49' 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.

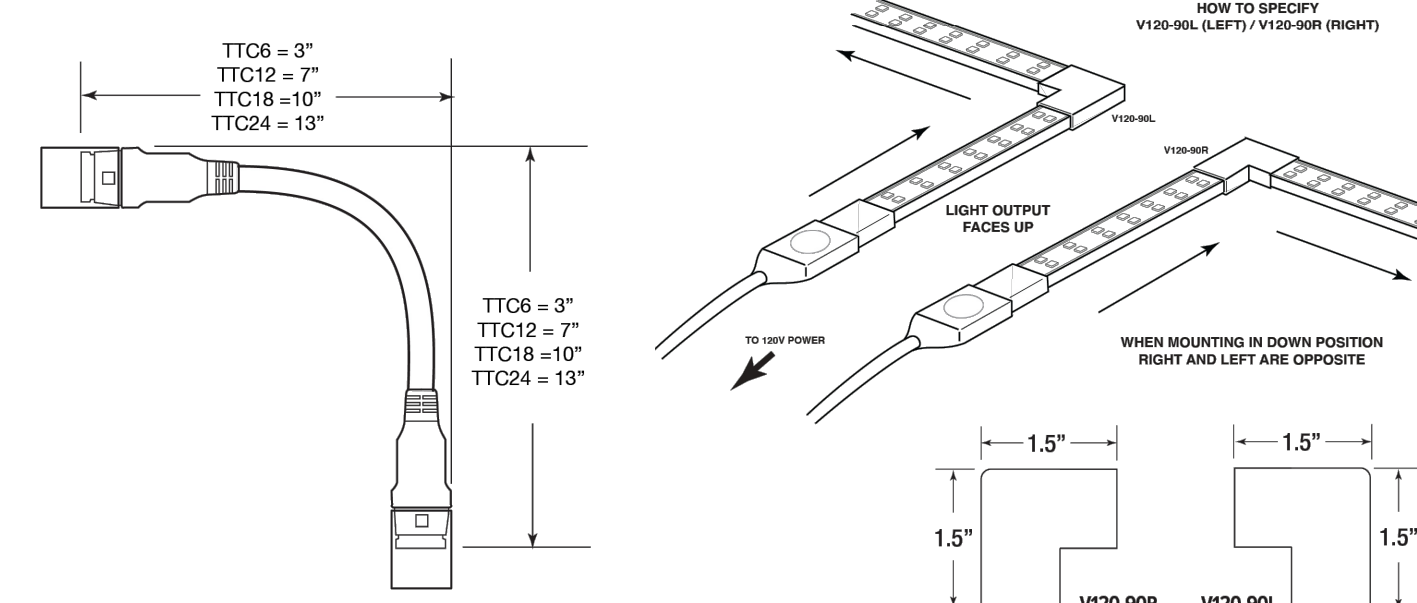


Vision120™ 90+ CRI Flexible LED Tape Wet Location High Output

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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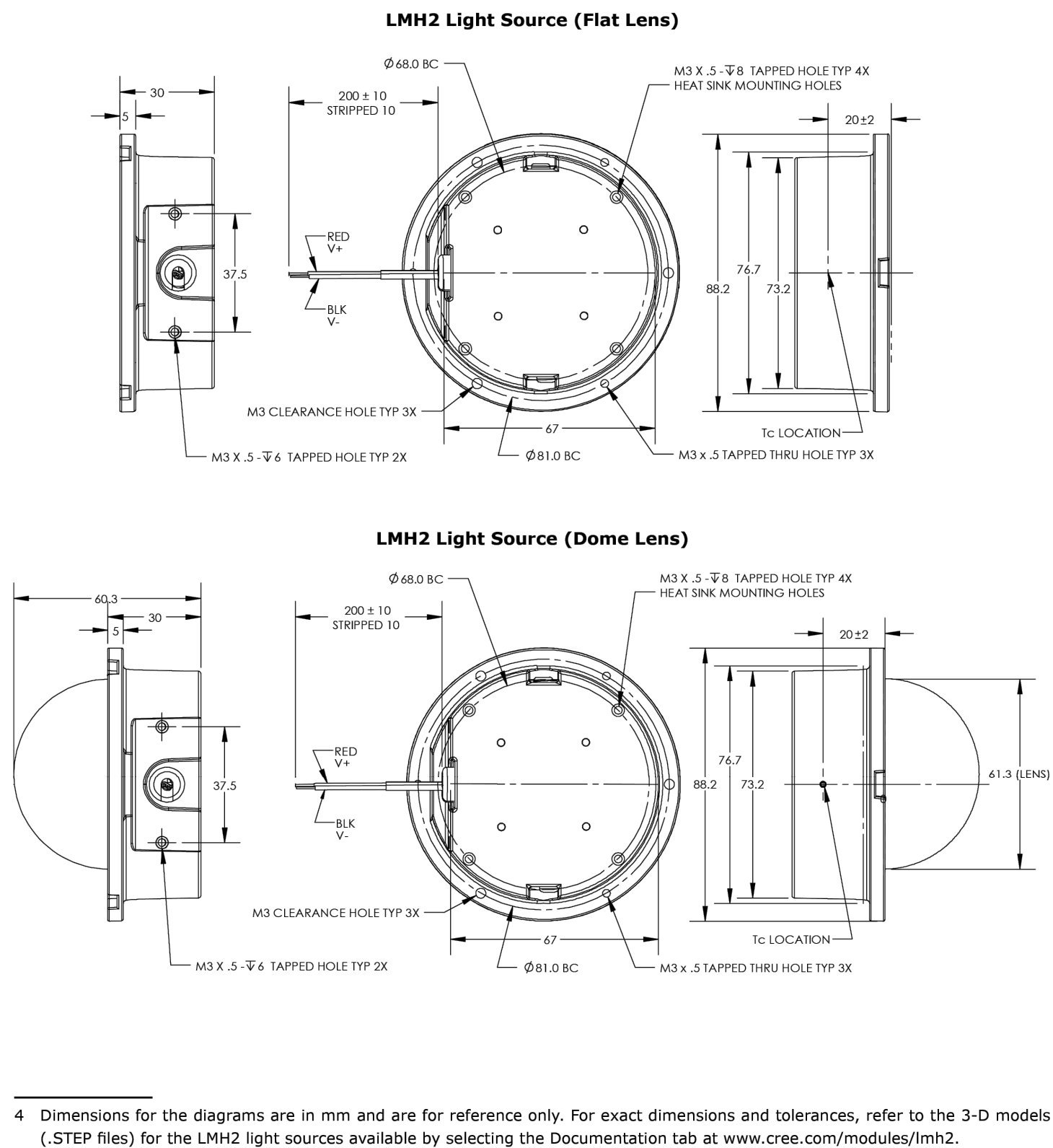
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CREE

LMH2 LED MODULES

MECHANICAL DIMENSIONS¹



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.

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CREE

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
- L₇₀ = 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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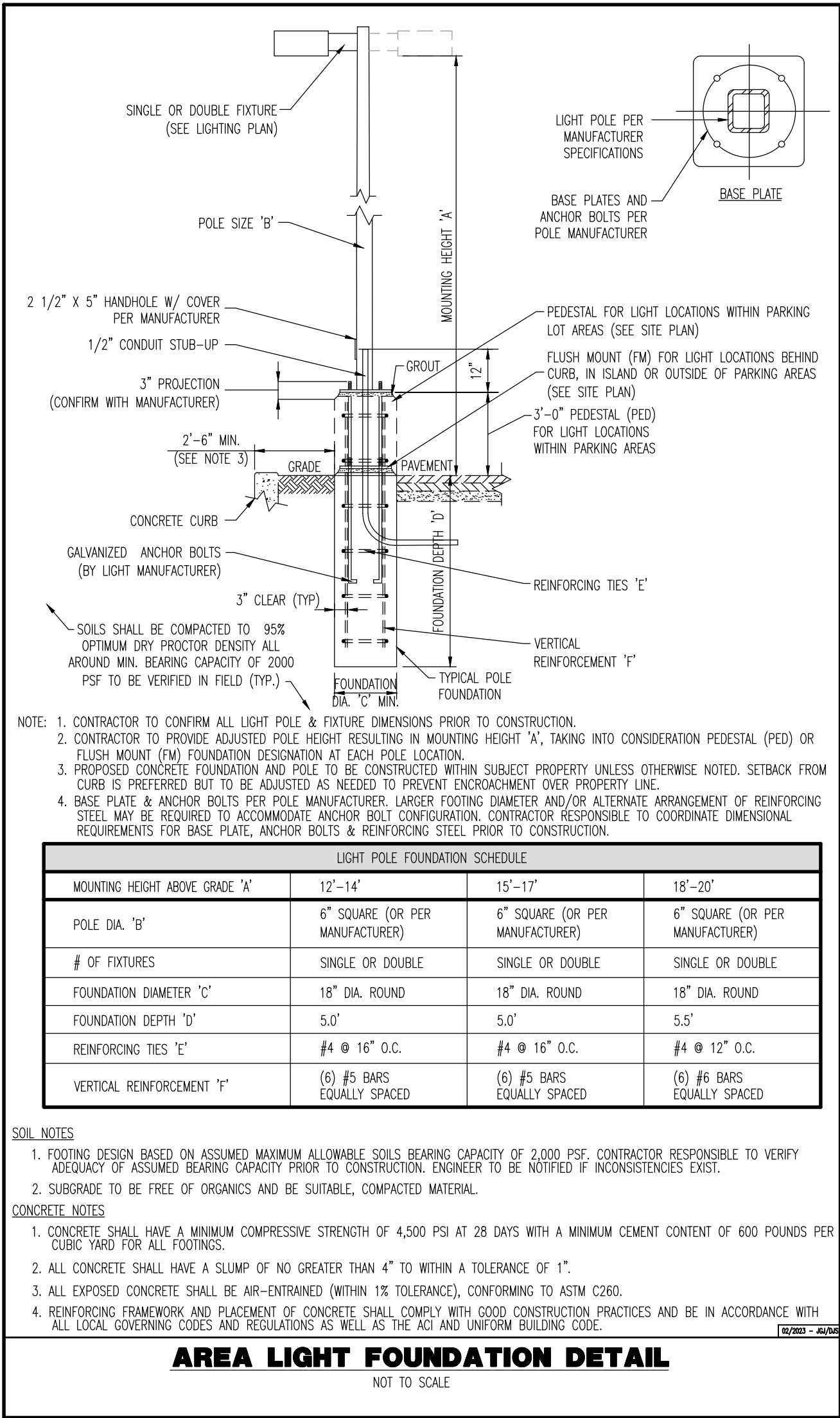
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Cree, Inc.
4600 Silicon Drive
Durham, NC 27703
USA Tel.: +1 919 313 5300



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

ILLUMINATION
Units come standard with a single 11W high-performance LED featuring 1080 lumens in AC mode and 280 lumens in emergency backup mode, 5000K CCT and a CRI of 70. Features a UV-stable mirror-bright reflector and prismatic polycarbonate refractor for ideal light output.

ELECTRICAL

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

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

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

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

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

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

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

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

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

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

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

ON-CENTER SPACING (Using multiple units mounted at a typical 9 foot height, 85/50/20 reflectance)			
Model	# of LED Lamps	3' Path, 6' Corridor	6' Path, 6' Corridor
TRL-ACEM	1	32' (9'MH)	30' (9'MH)



TRITON LED Series
LED General and Emergency Lighting

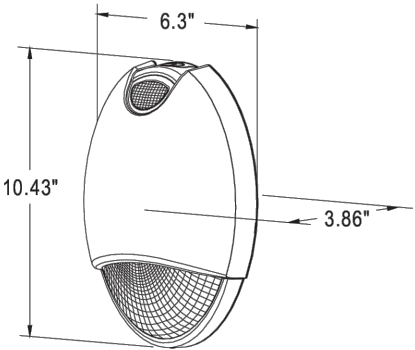
The Triton LED Series is an indoor or outdoor, die-cast, architectural, high-performance LED fixture designed to work in emergency lighting and combined general/emergency lighting applications.

FEATURES & BENEFITS

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

SPECIFICATIONS

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



ORDERING INFORMATION Example: TRL-ACEM-BR-CL

Series	Product Category	Finish	Options (Factory Installed)
TRL	ACEM = Normally on with Emergency Lighting	BL = Black	CL = Cold Location Package

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

Specifications are subject to change without notice.
Installation must be performed in accordance with Barron Lighting Group installation instructions.
10800164 Rev 13



Page 2 of 2

Specifications are subject to change without notice.
Installation must be performed in accordance with Barron Lighting Group installation instructions.
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TITLE: **LIGHTING DETAILS**

PROJECT: **MPB REALTY, LLC
PROPOSED POPETE'S & IHOP RESTAURANT**
BLOCK 15.3, LOT 38
470 EAGLE ROCK AVENUE (CR-611)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

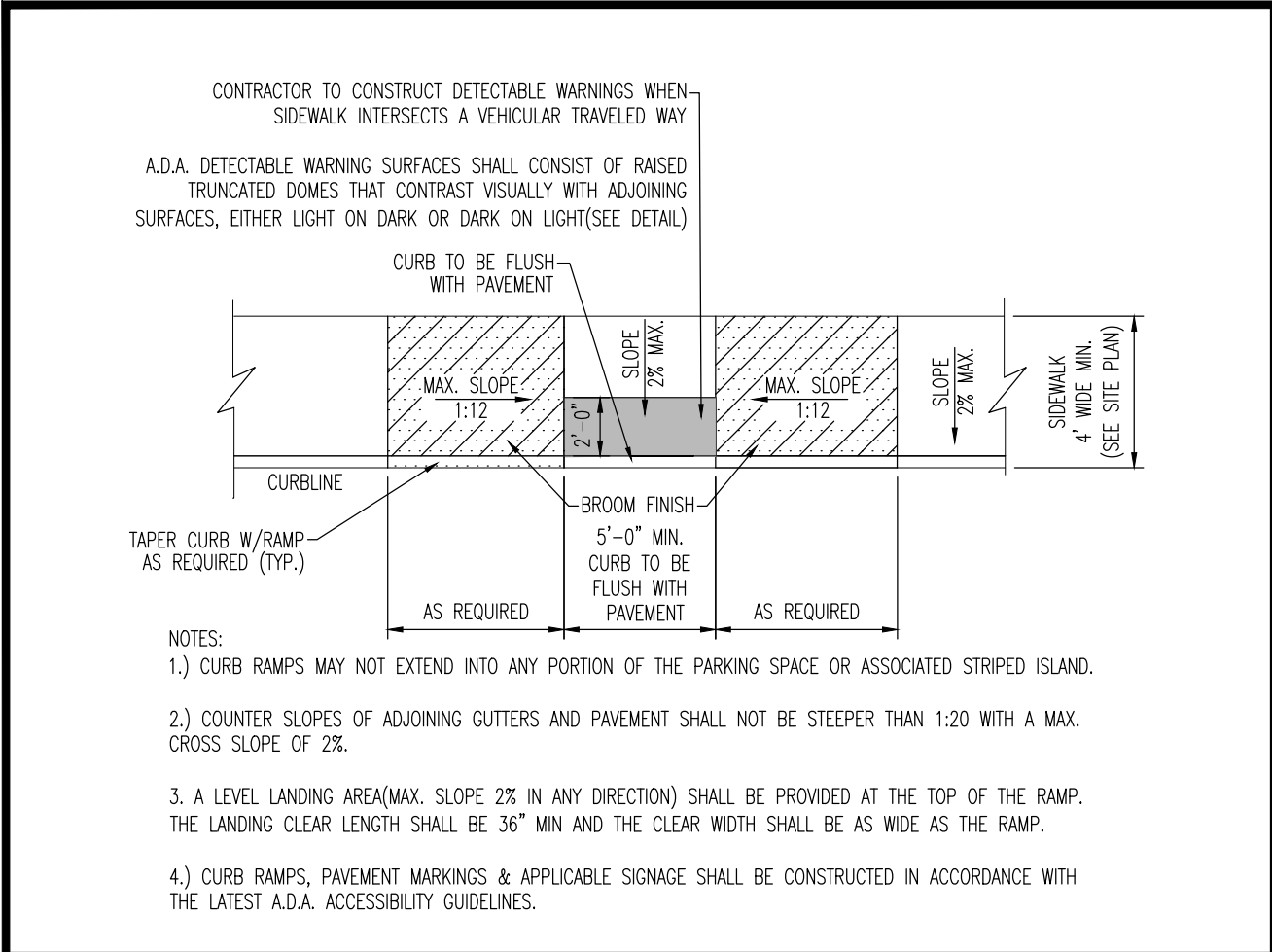
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SCALE: (H) NOT TO (V) SCALE
DESIGNED BY: DG/MMW
SHEET No: 15
CHECKED BY: MJB
Rev. # 3

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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

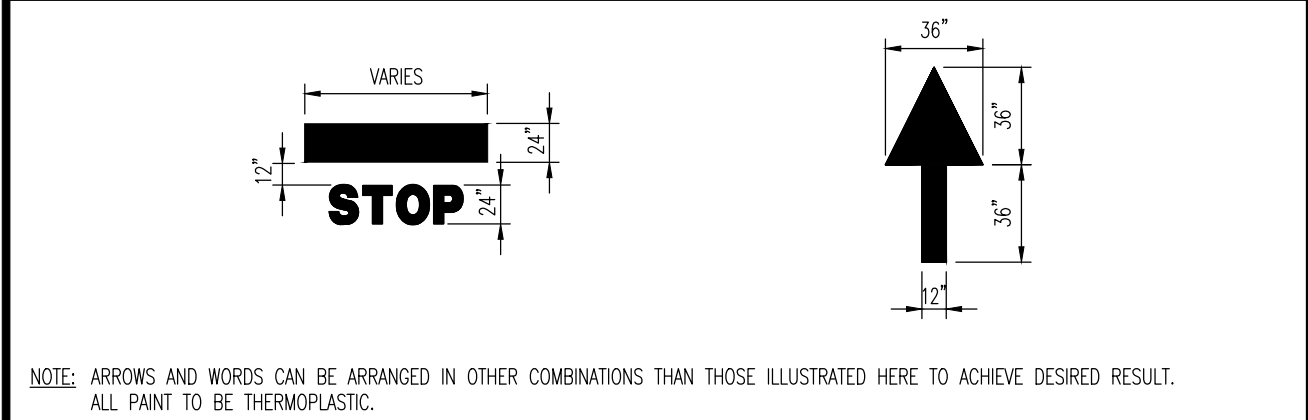
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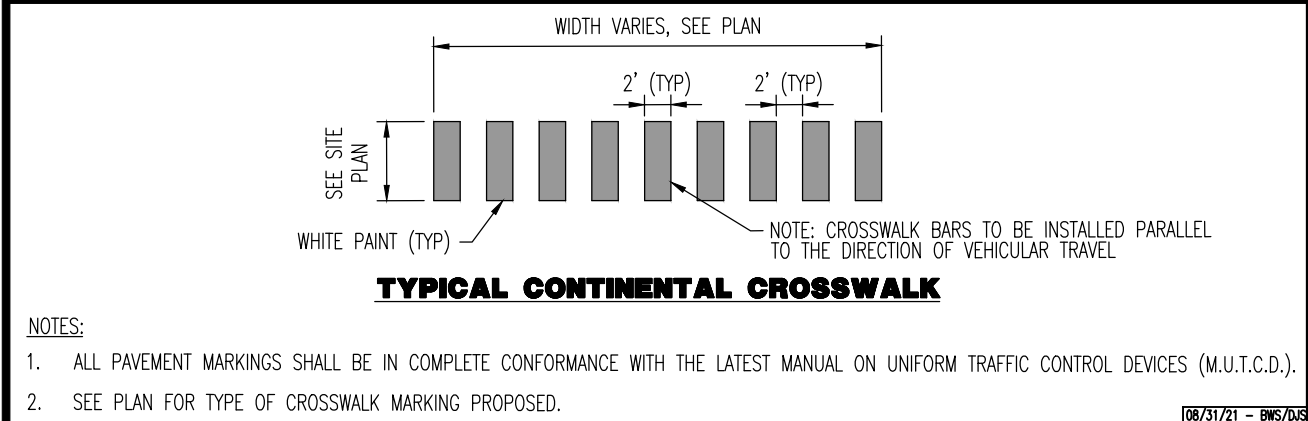
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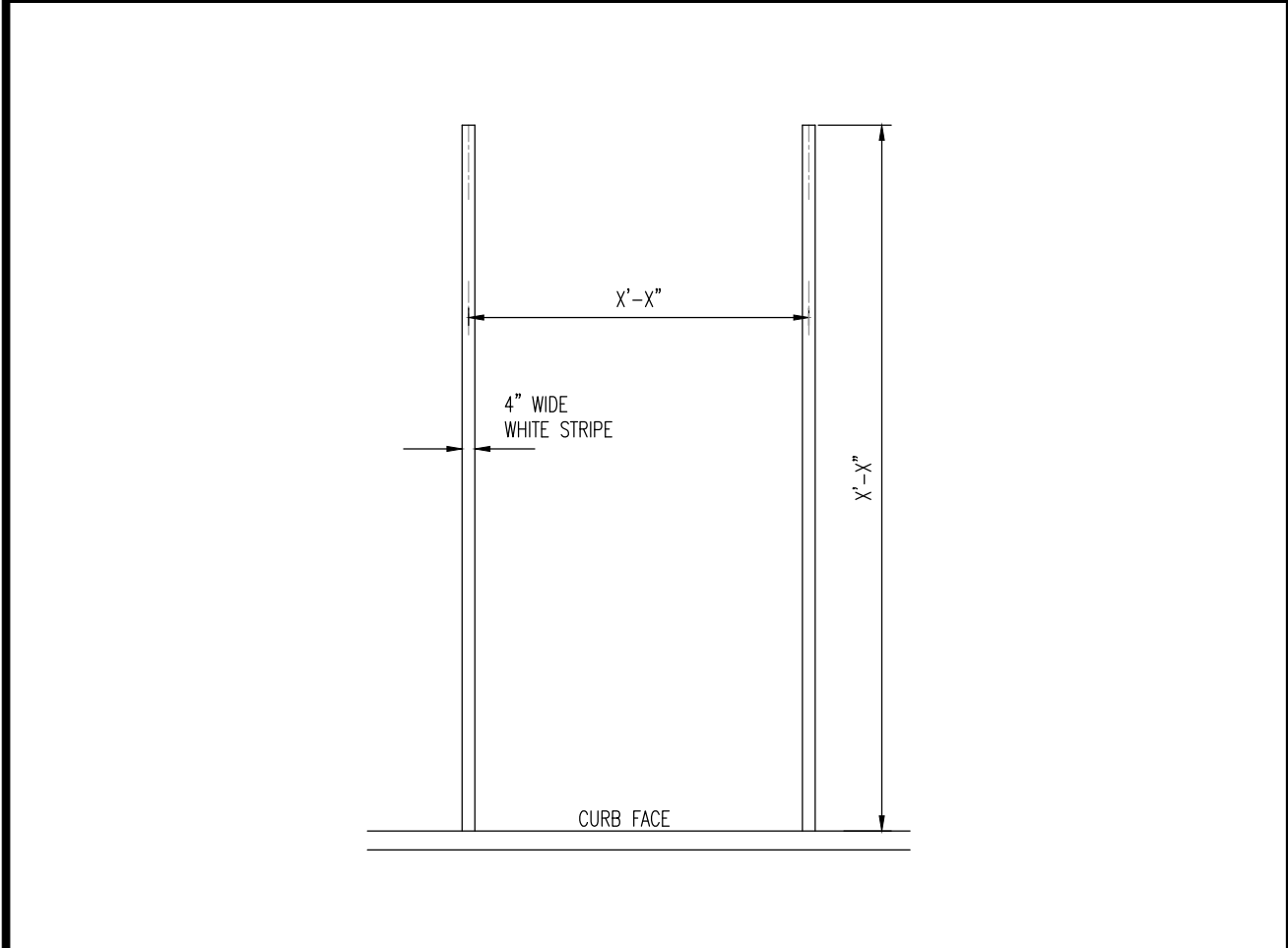
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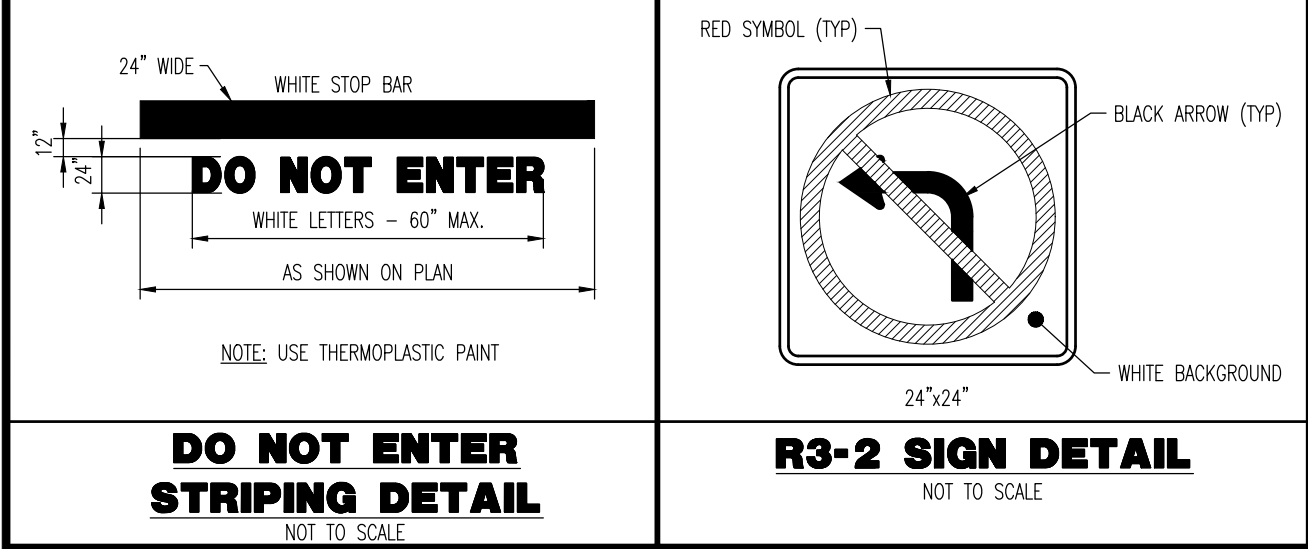
PAINTED CROSSWALK STRIPING DETAILS

NOT TO SCALE



PARKING STALL STRIPING DETAIL

NOT TO SCALE



DO NOT ENTER STRIPING DETAIL

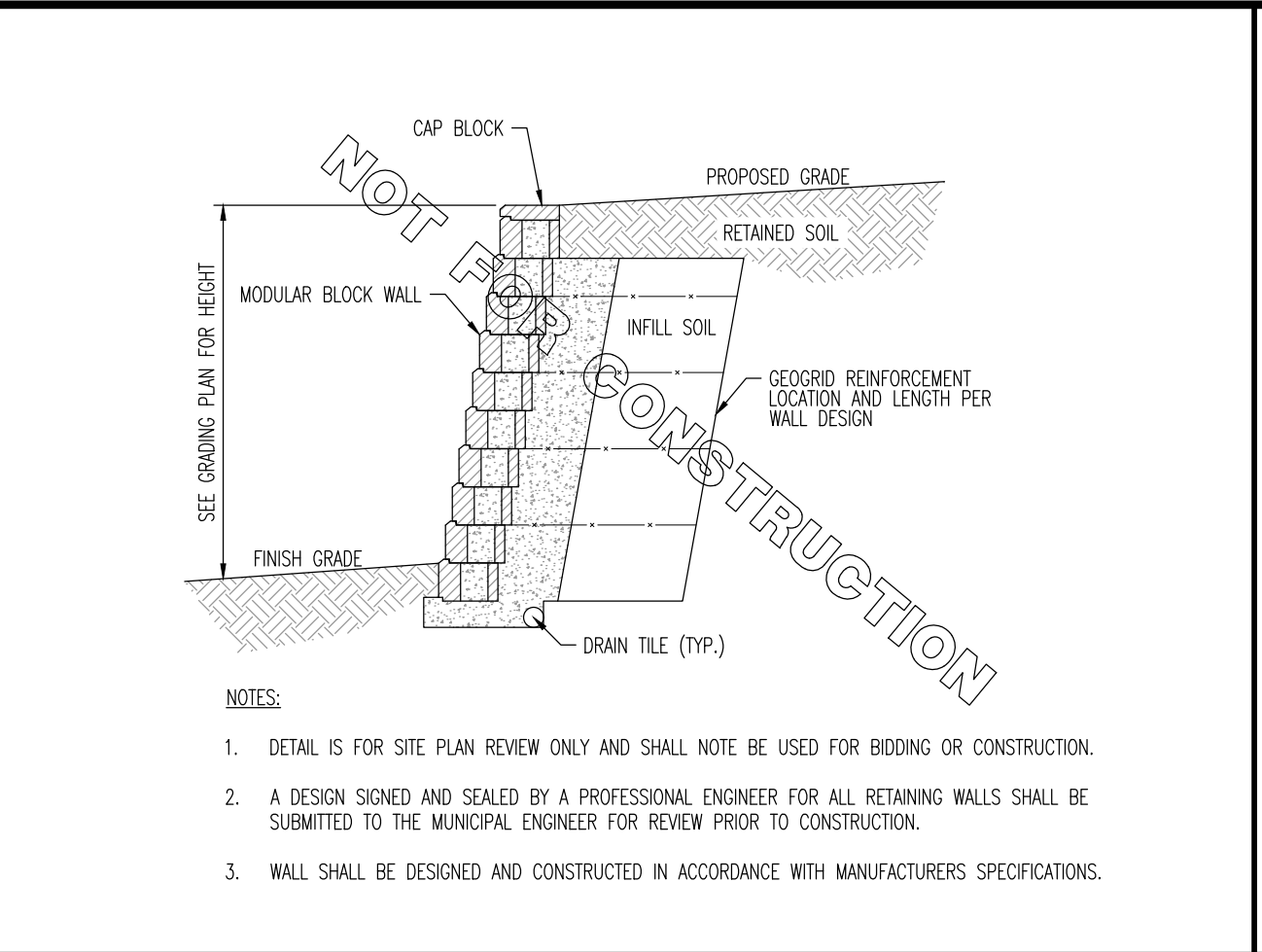
R3-2 SIGN DETAIL

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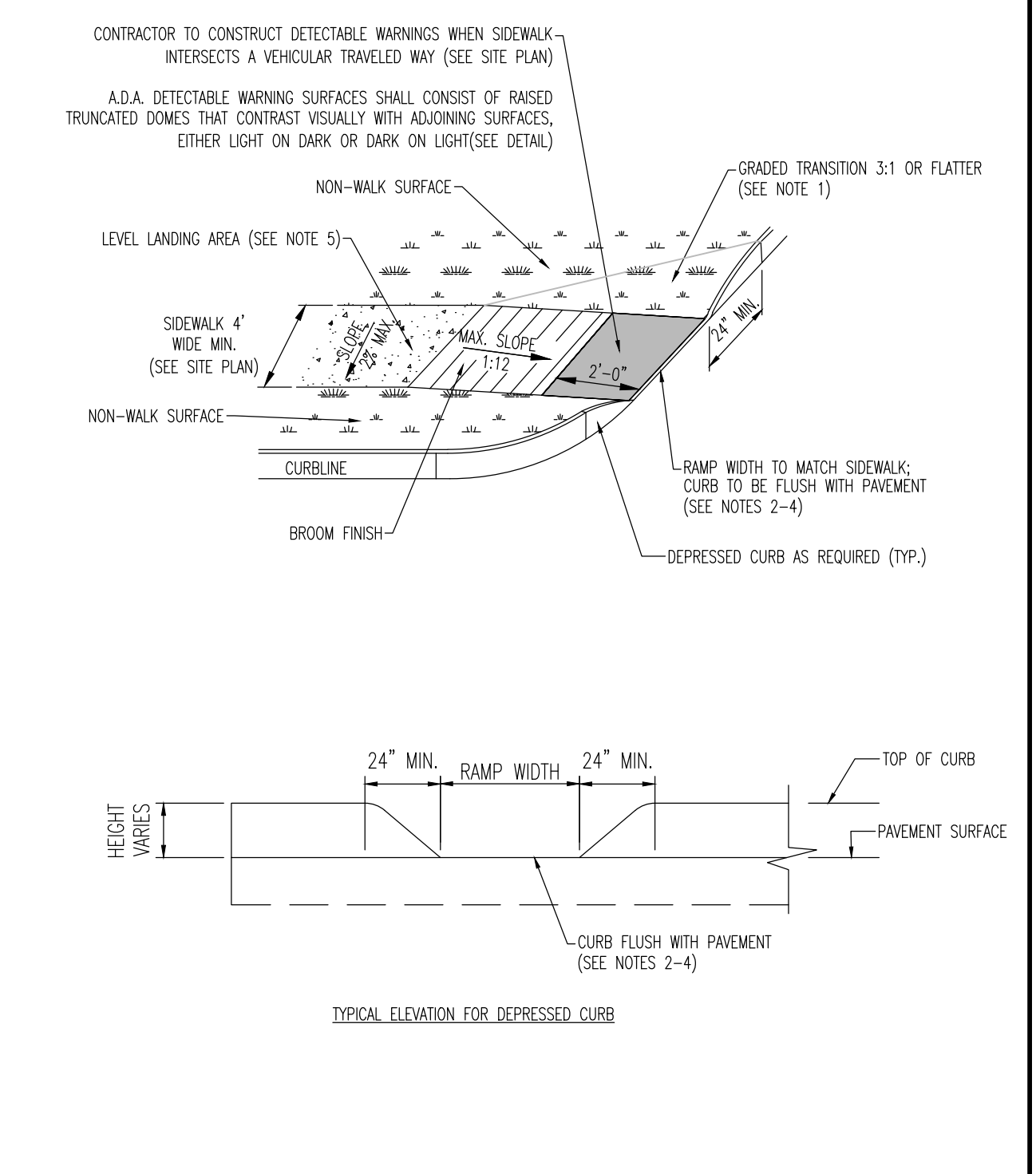
VINYL SOUND FENCE DETAIL

NOT TO SCALE



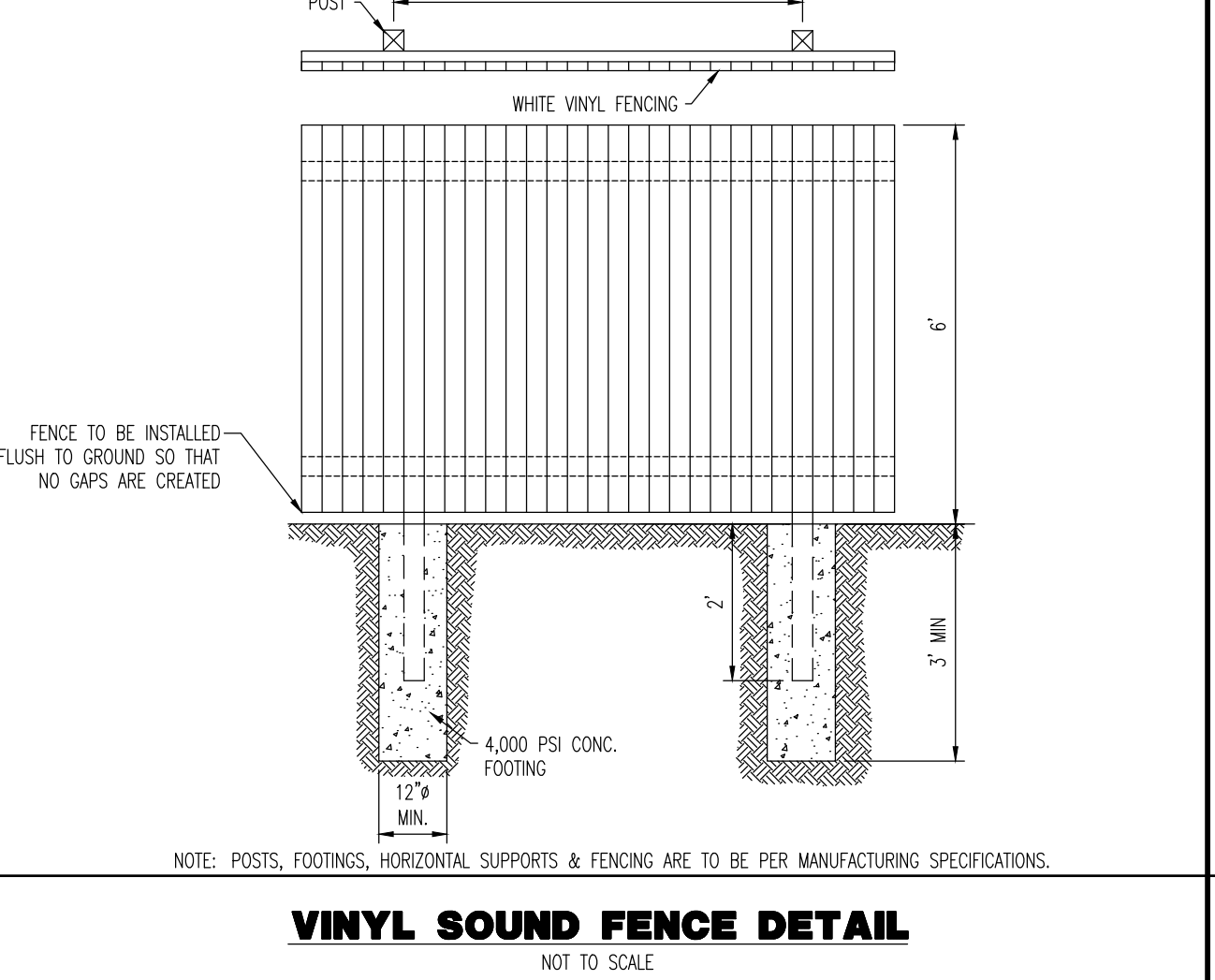
SCHEMATIC MODULAR BLOCK RETAINING WALL DETAIL

NOT TO SCALE



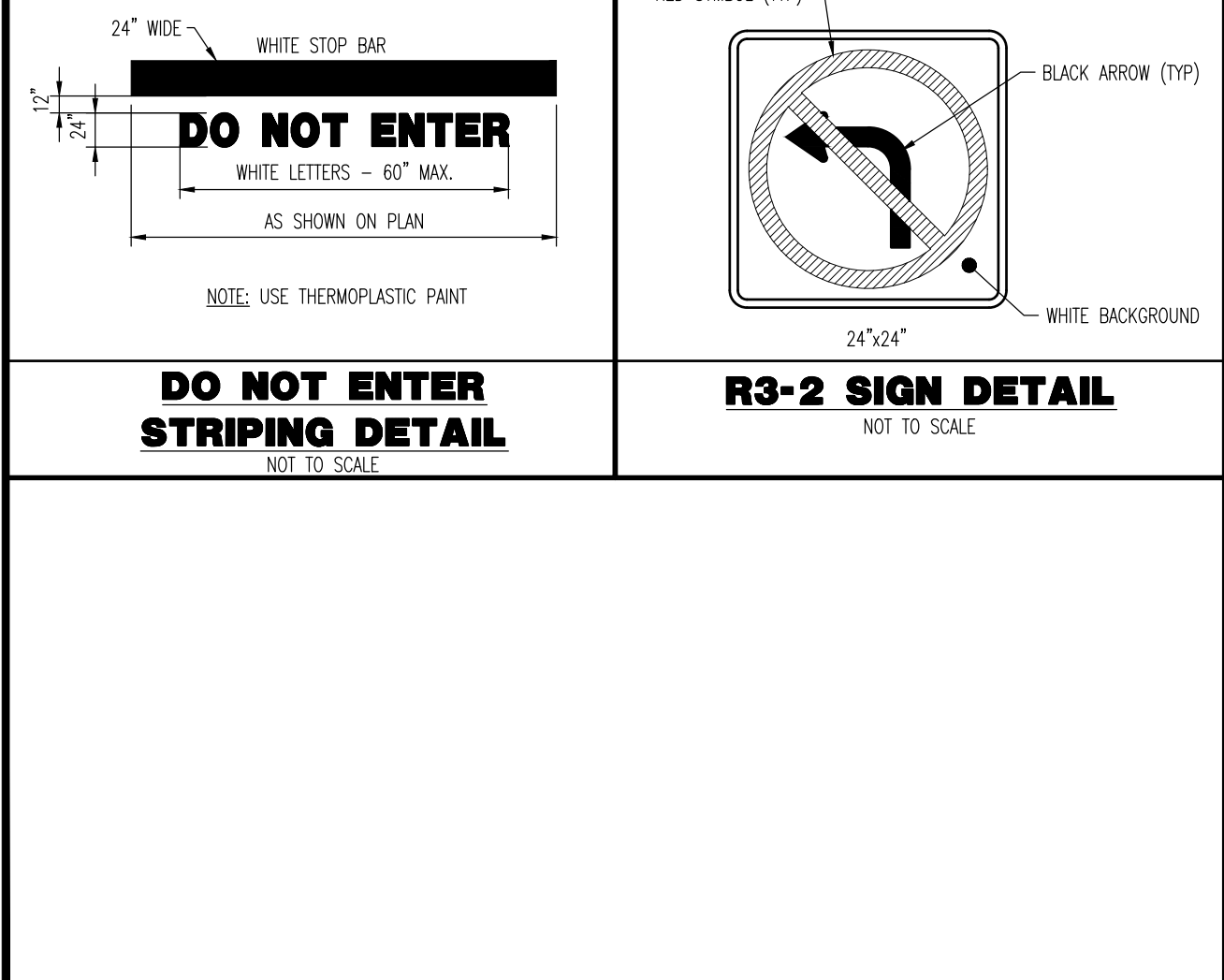
A.D.A. PERPENDICULAR CURB RAMP DETAIL (W/OUT FLARE SIDES)

NOT TO SCALE



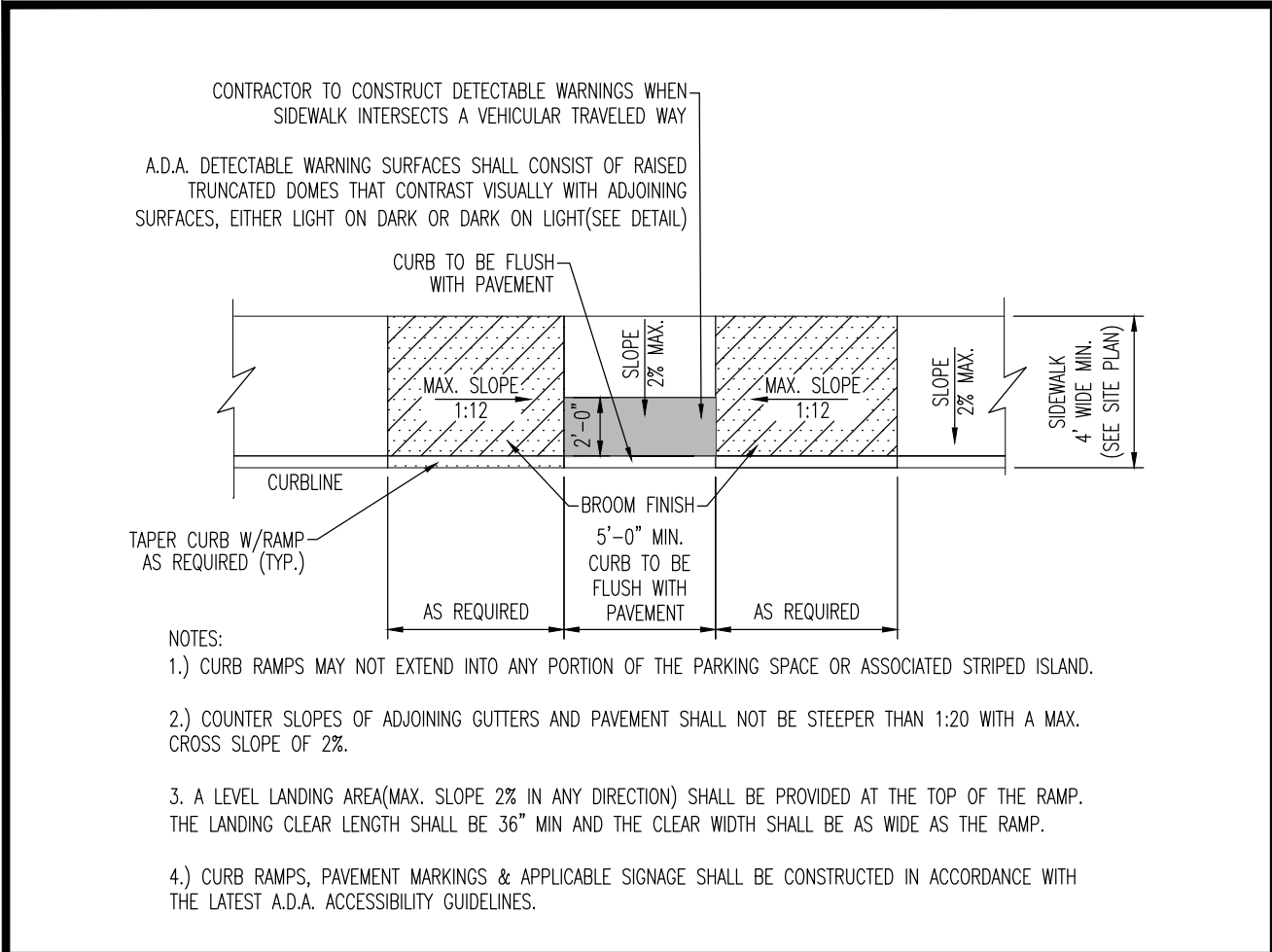
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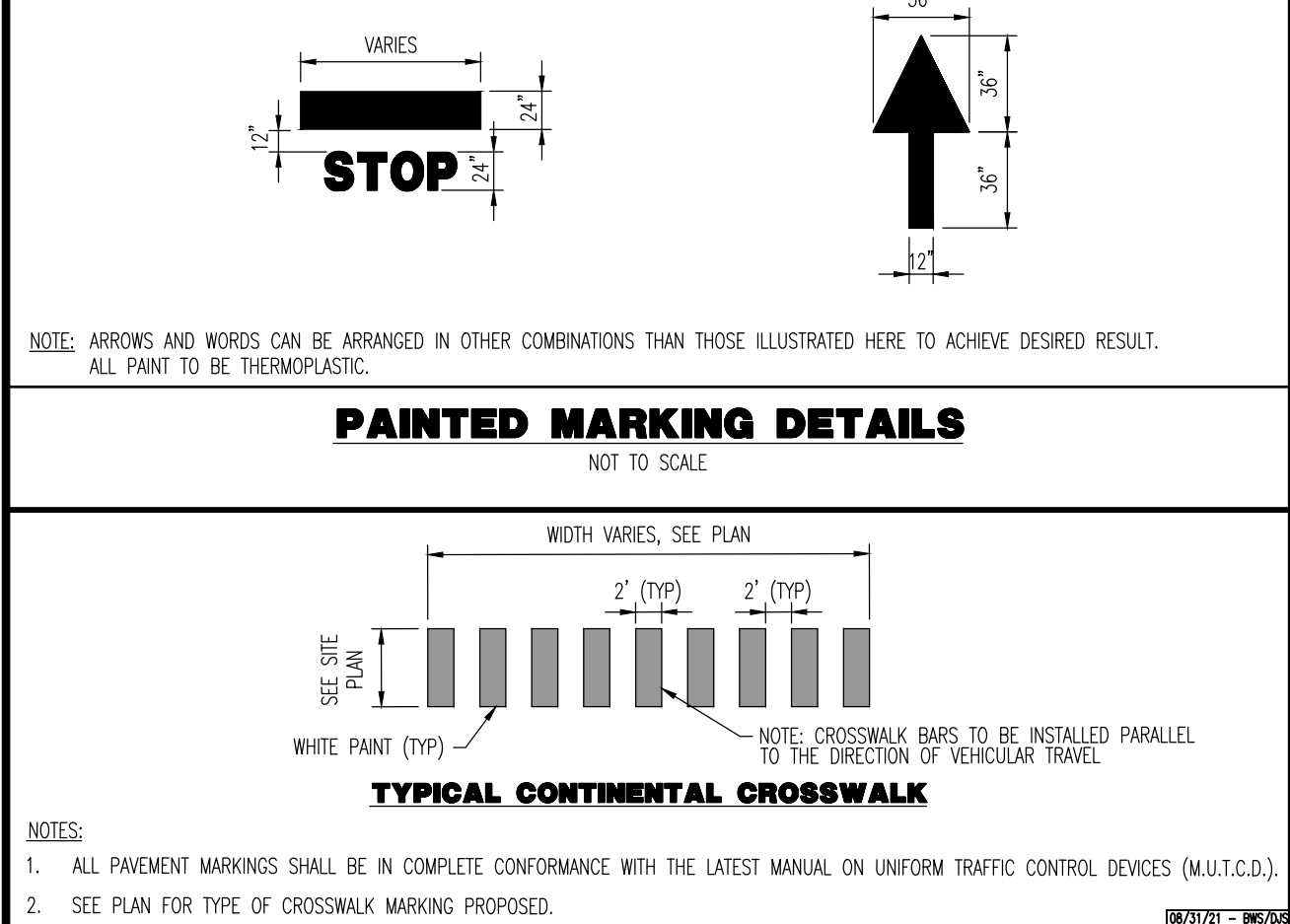
ADA STALL MARKINGS DETAIL

NOT TO SCALE



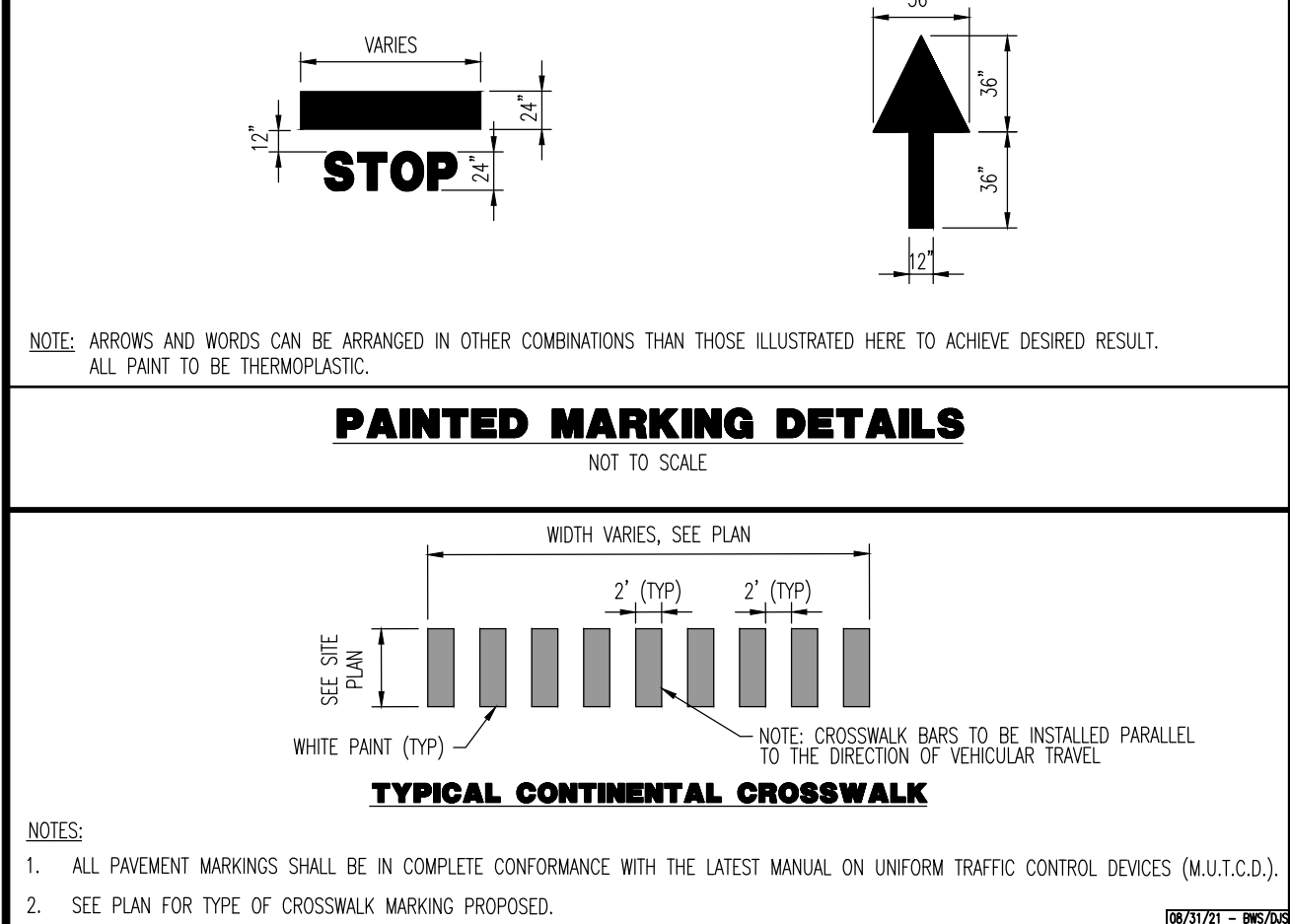
FLUSH CURB AND WALK DETAIL AT BUILDING

NOT TO SCALE



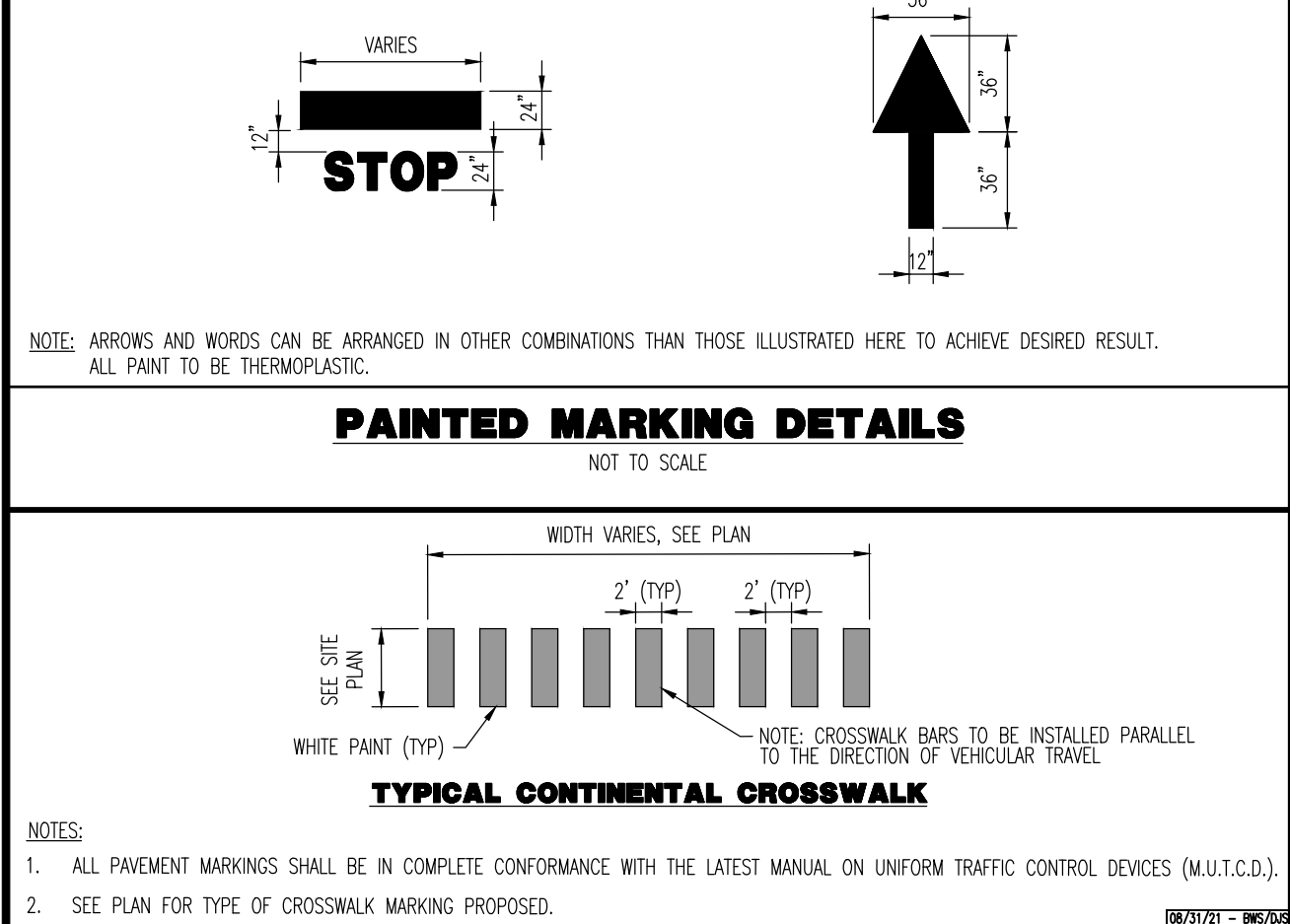
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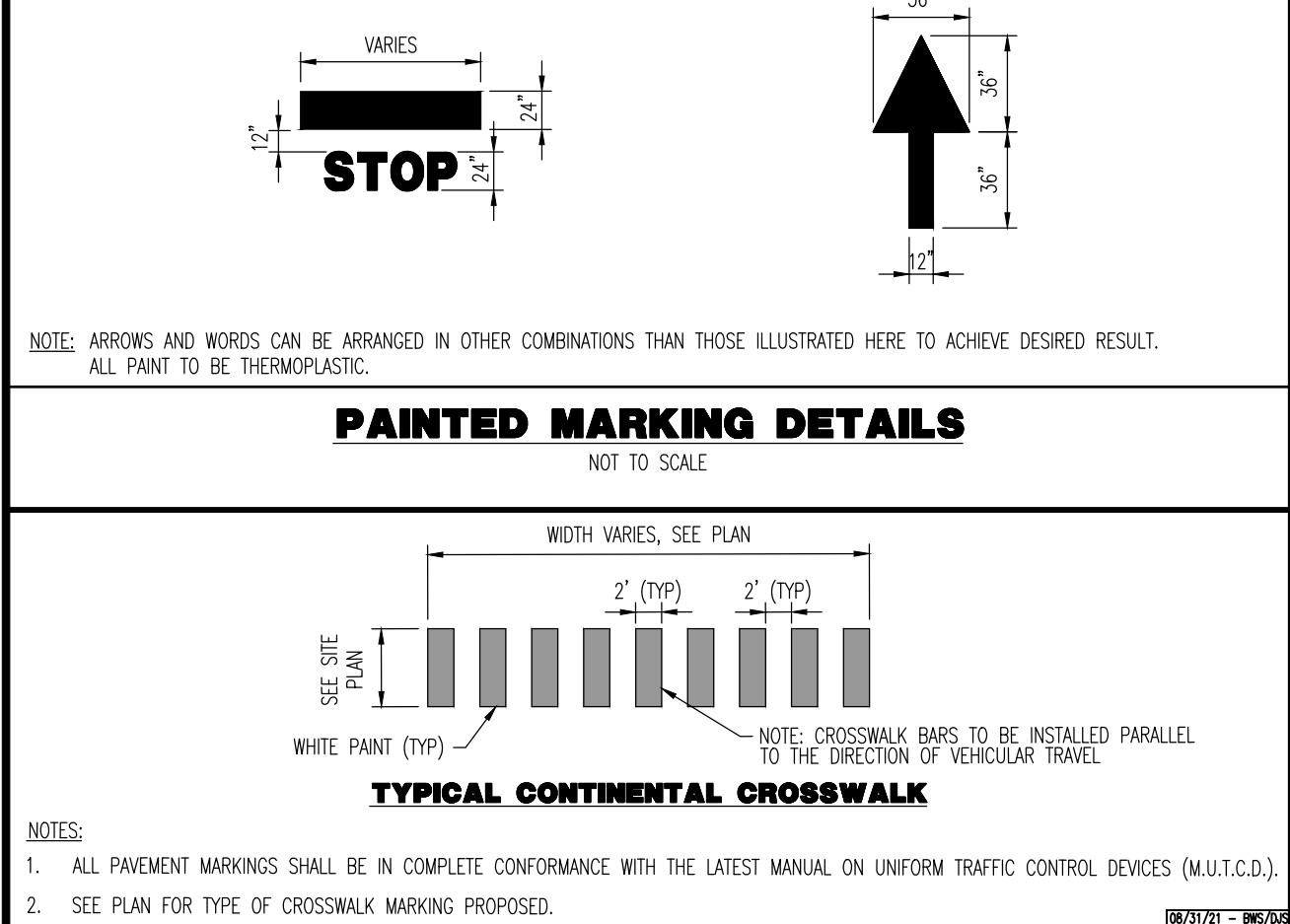
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NOT TO SCALE



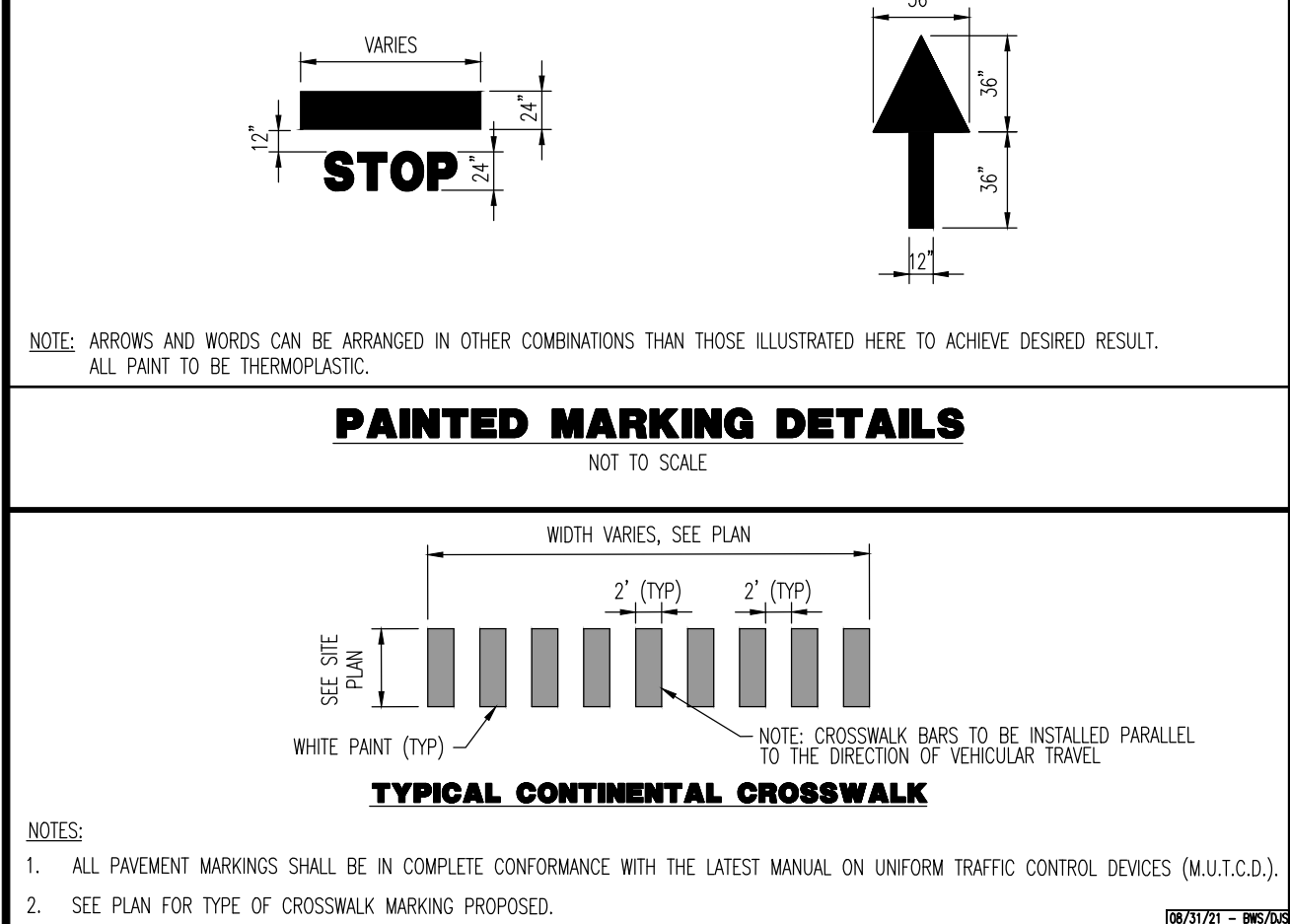
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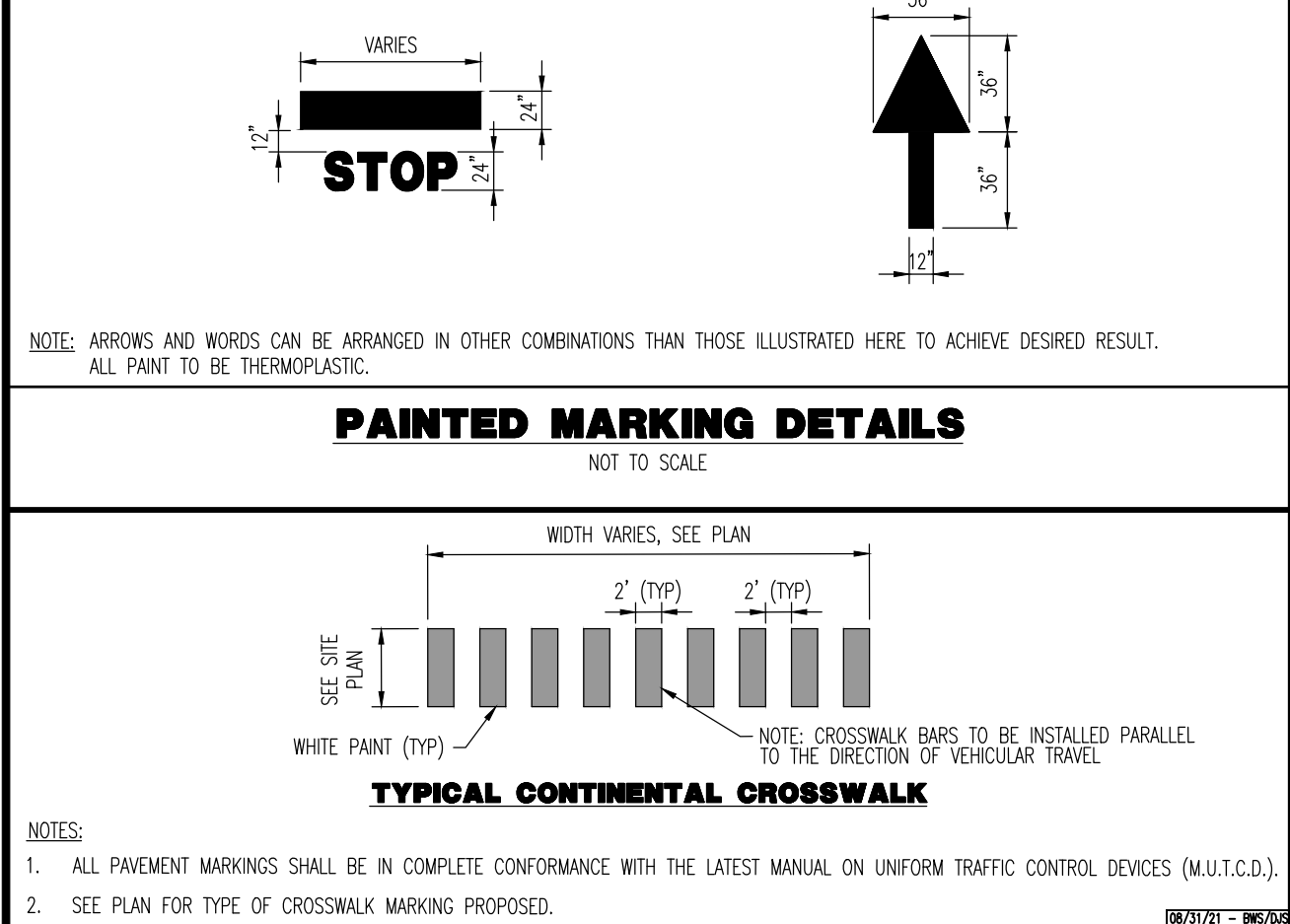
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NOT TO SCALE



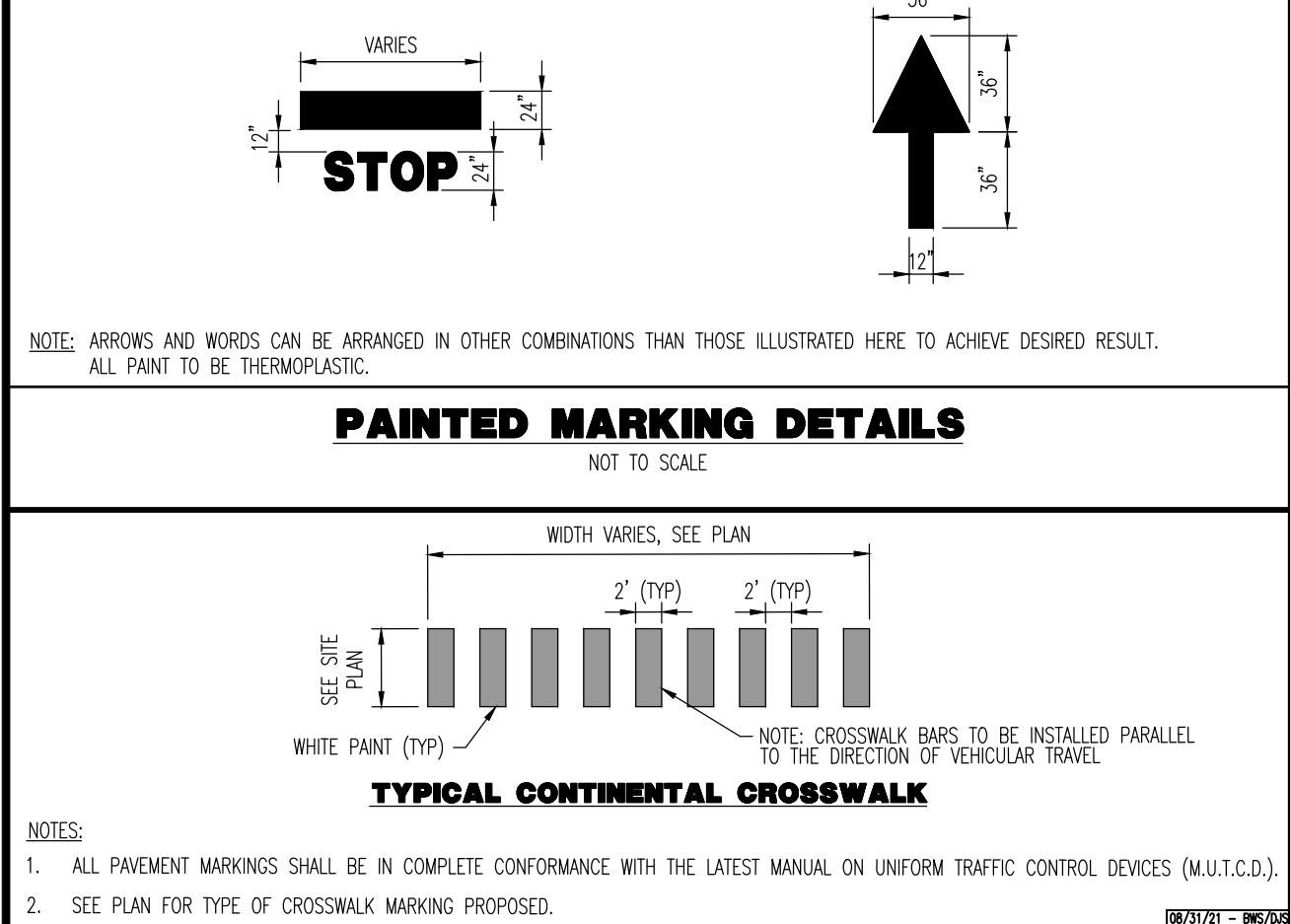
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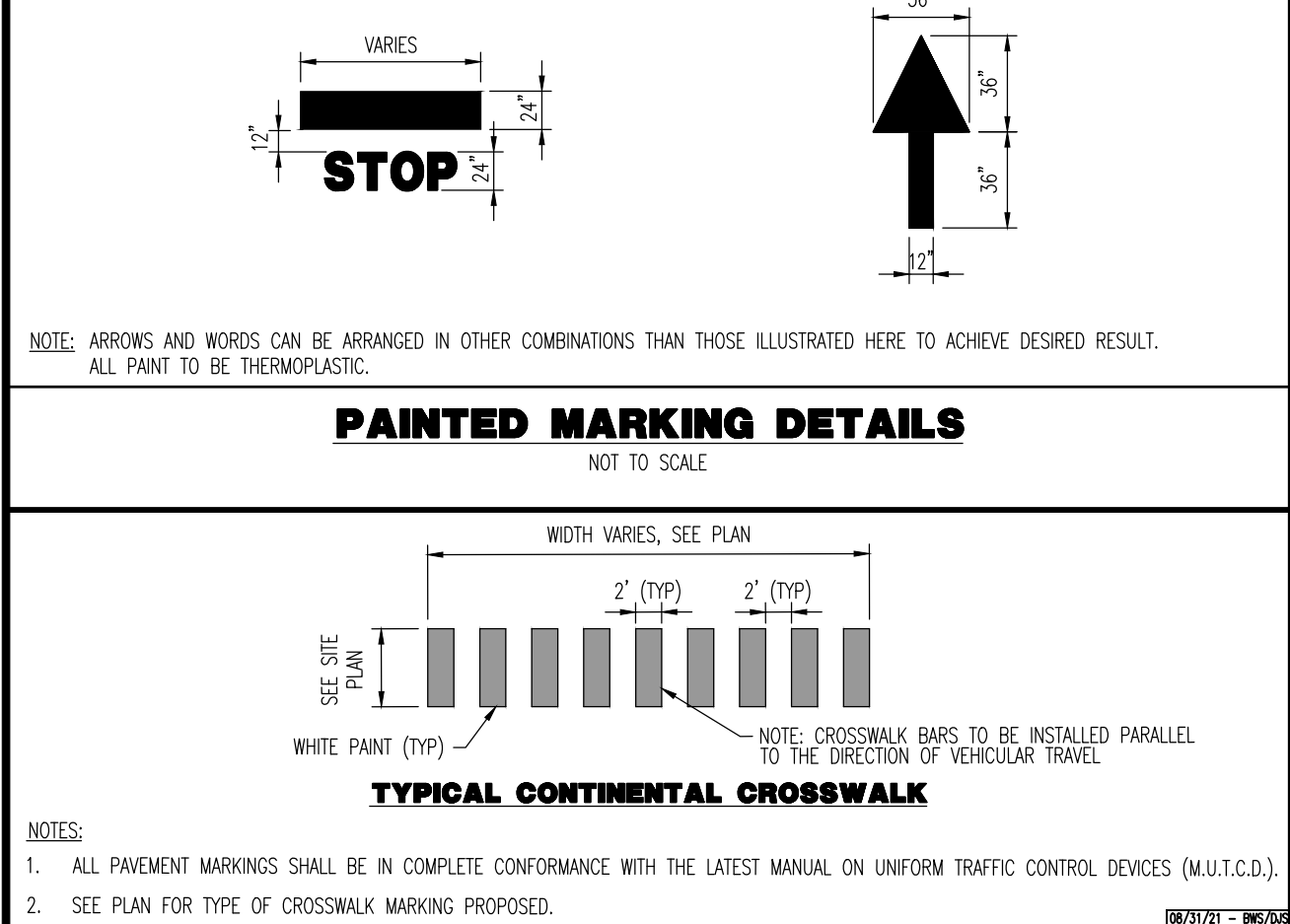
SIDEWALK DETAIL

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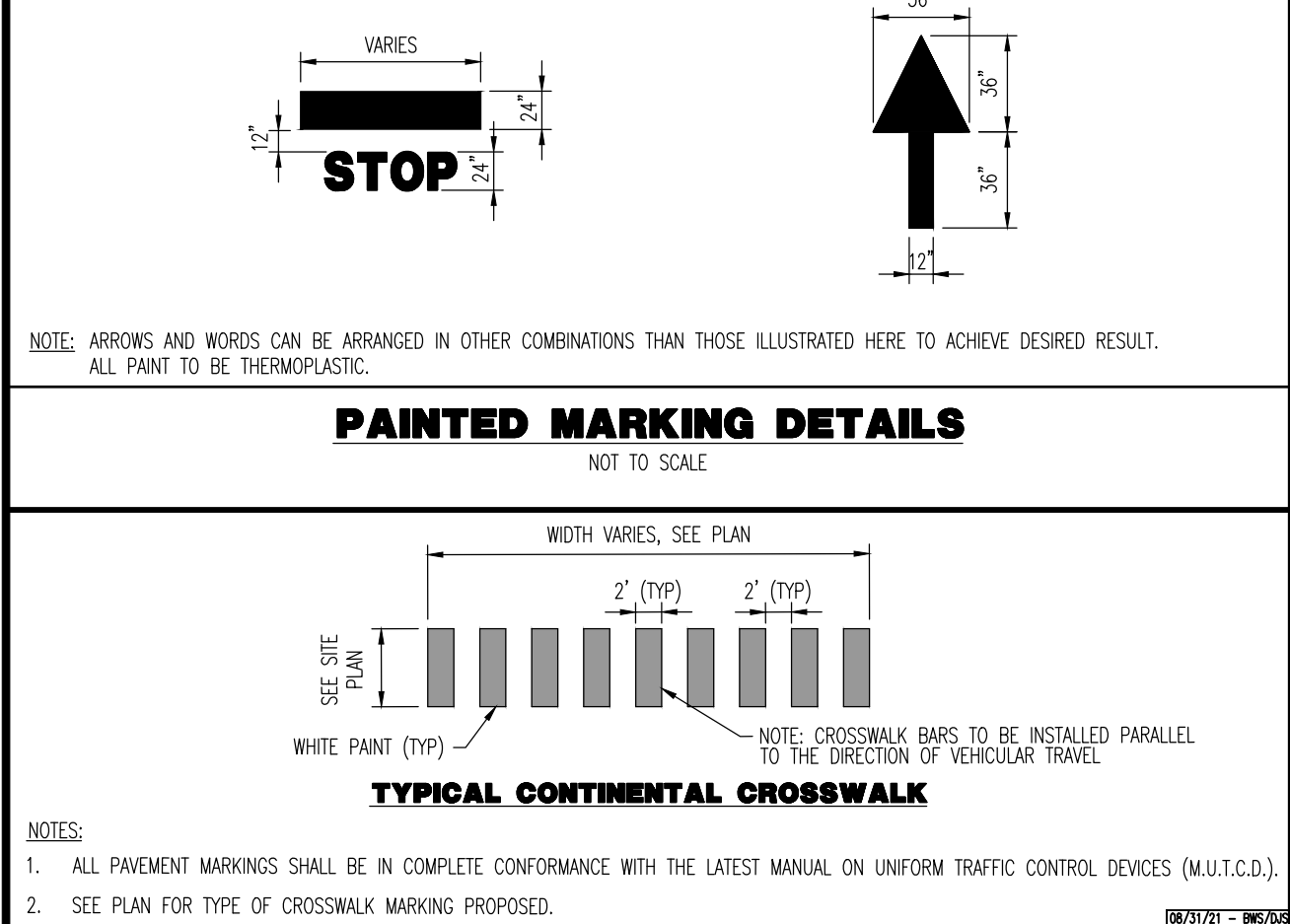
R1-1 SIGN DETAIL

NOT TO SCALE



R5-1 SIGN DETAIL

NOT TO SCALE



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

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TITLE: **CONSTRUCTION DETAILS**

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: NSR
DESIGNED BY: DG/MMW
CHECKED BY: MJB
CHECKED BY: -

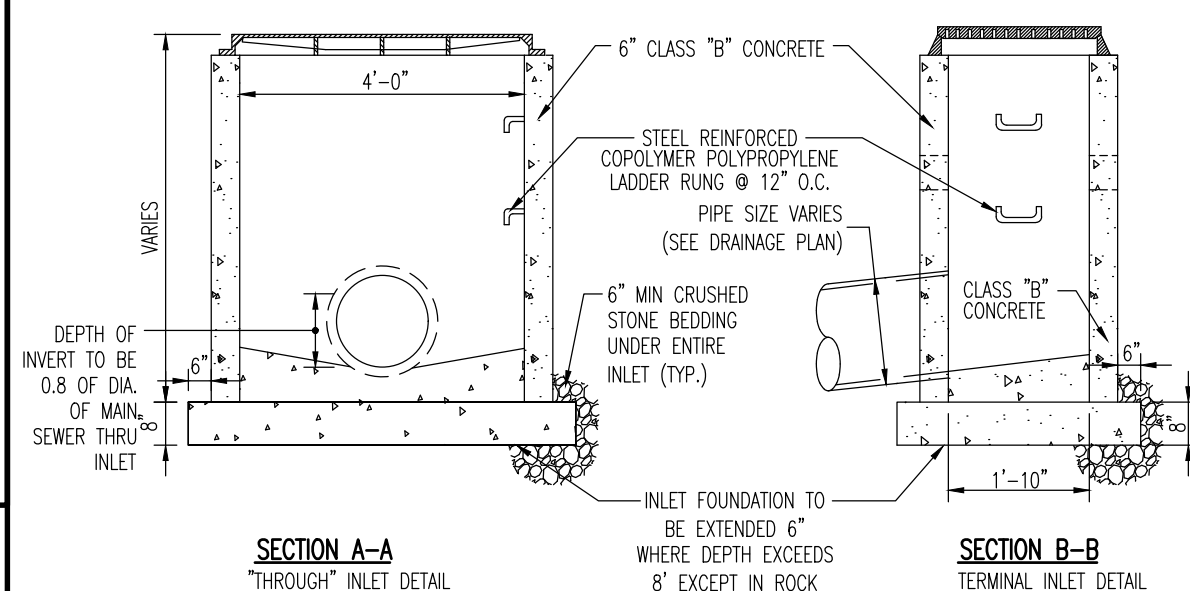
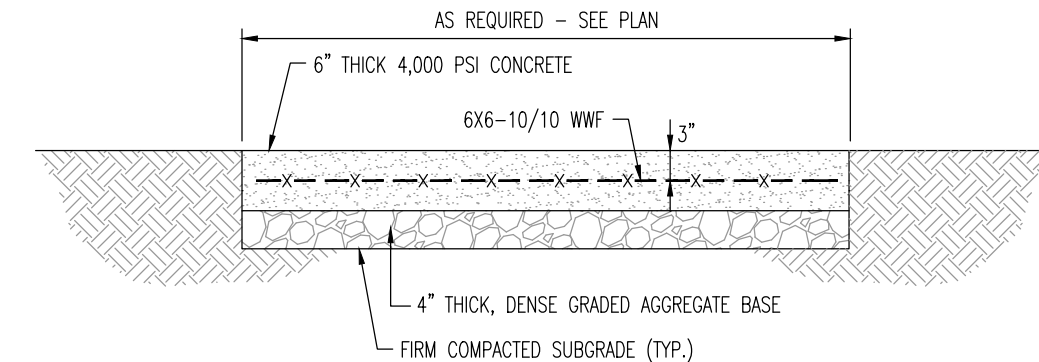
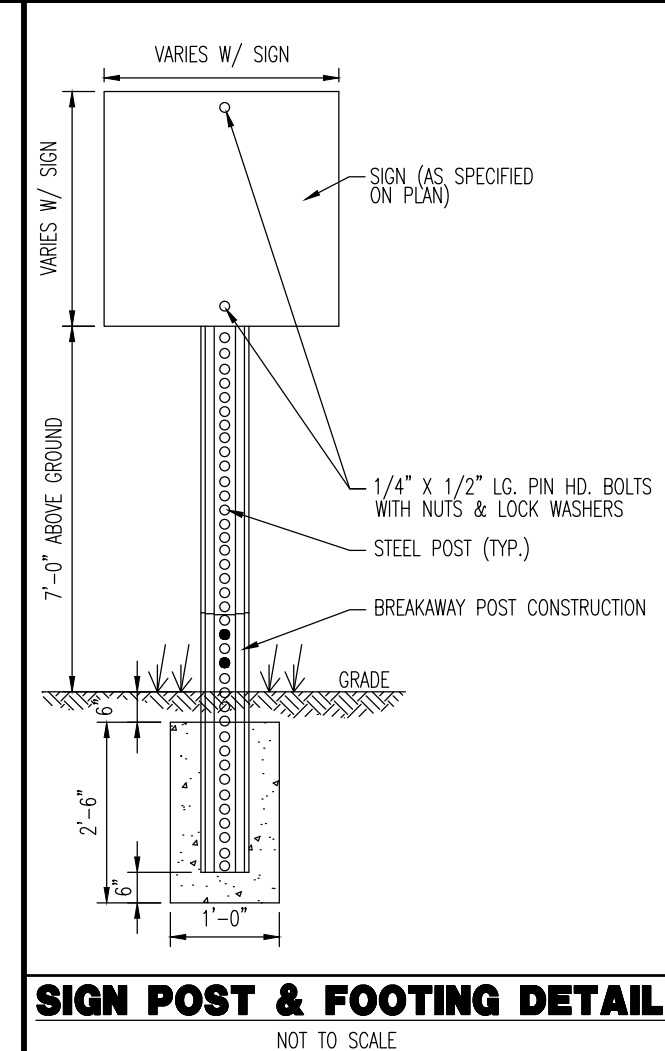
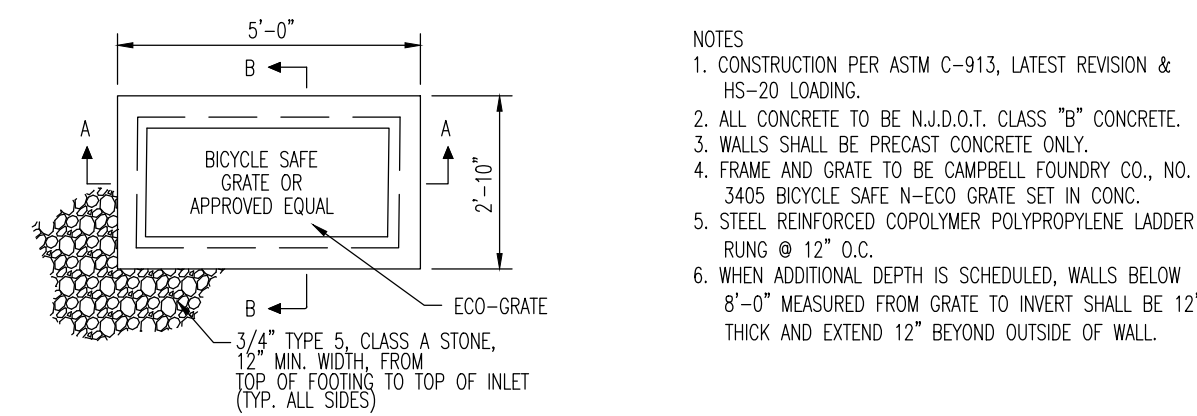
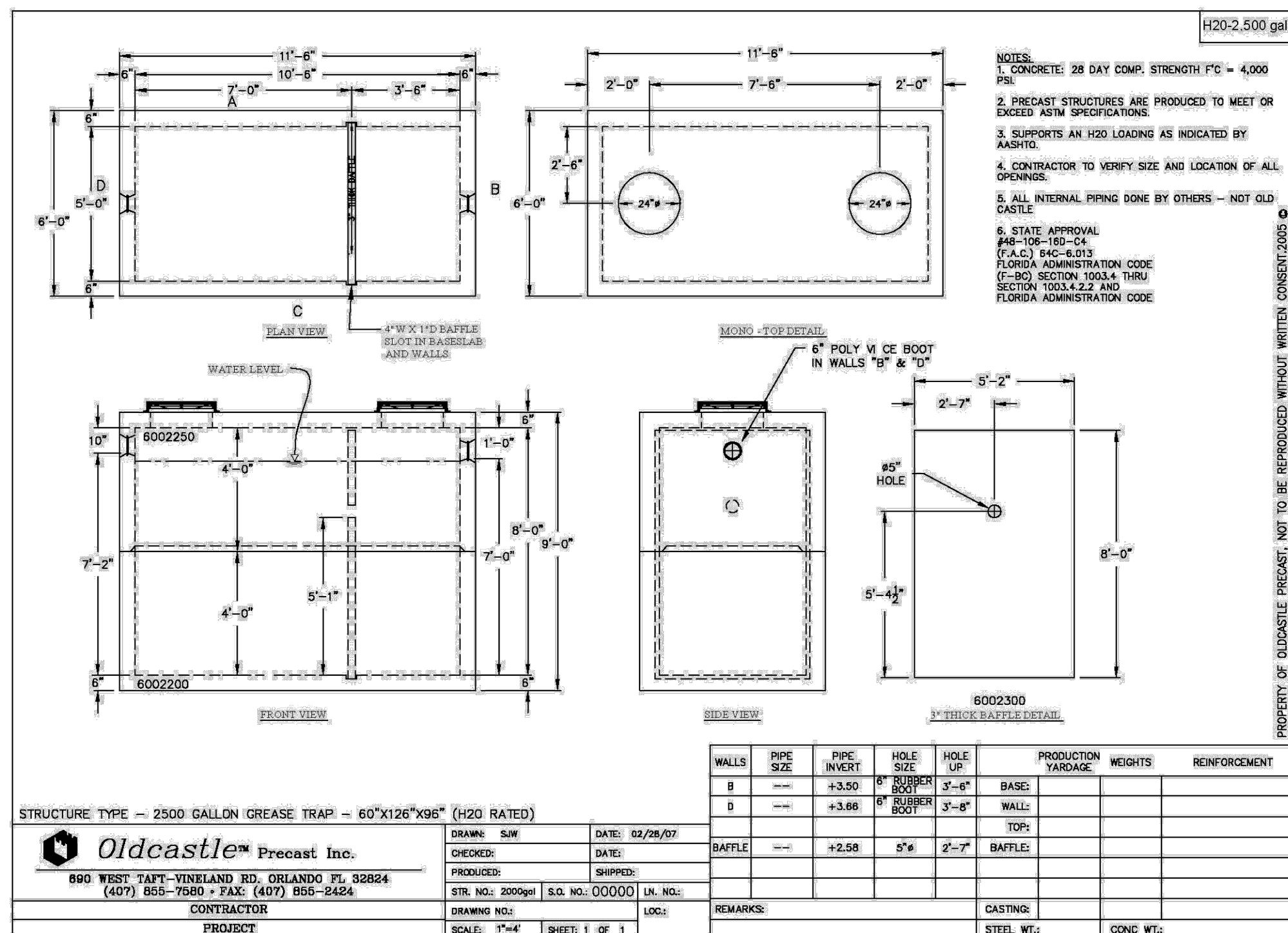
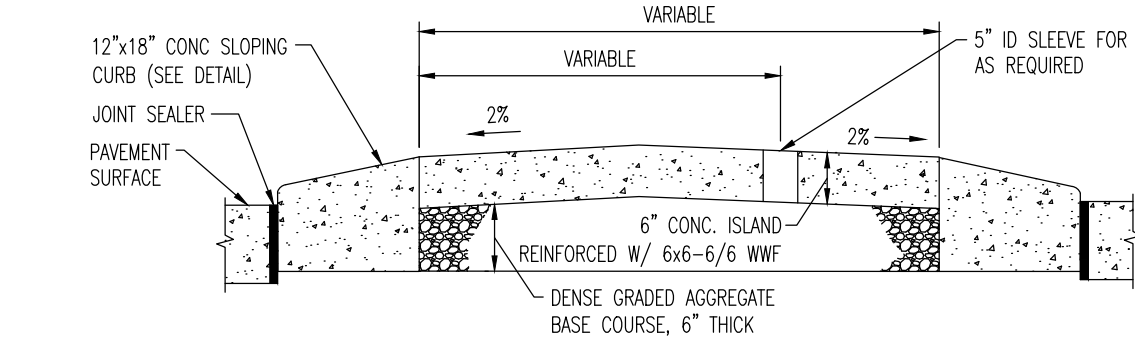
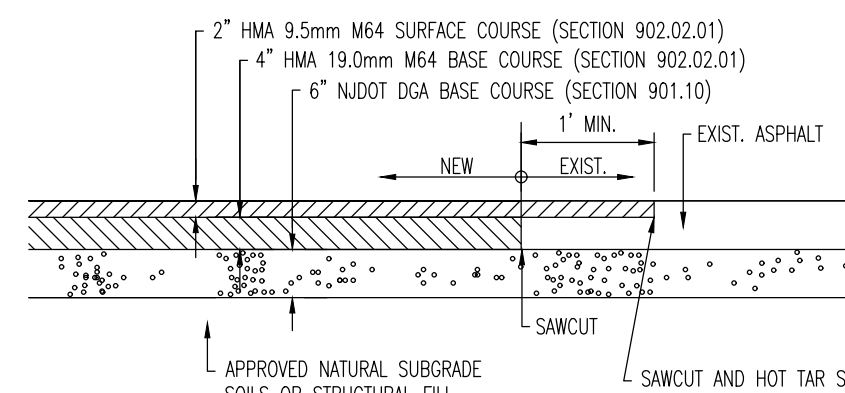
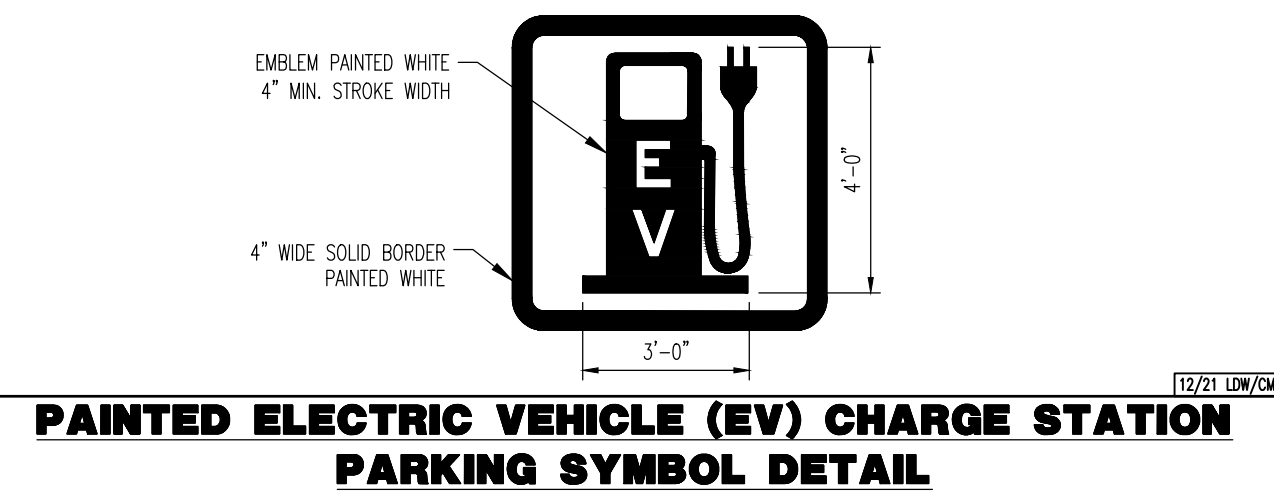
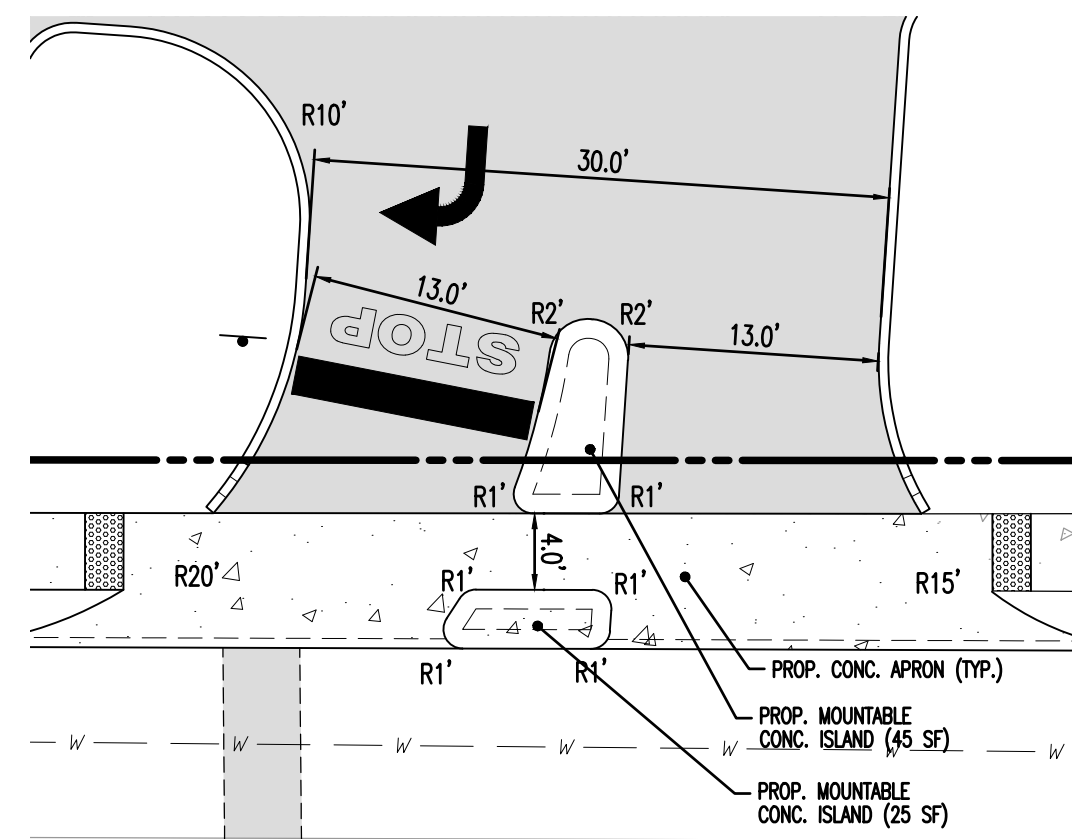
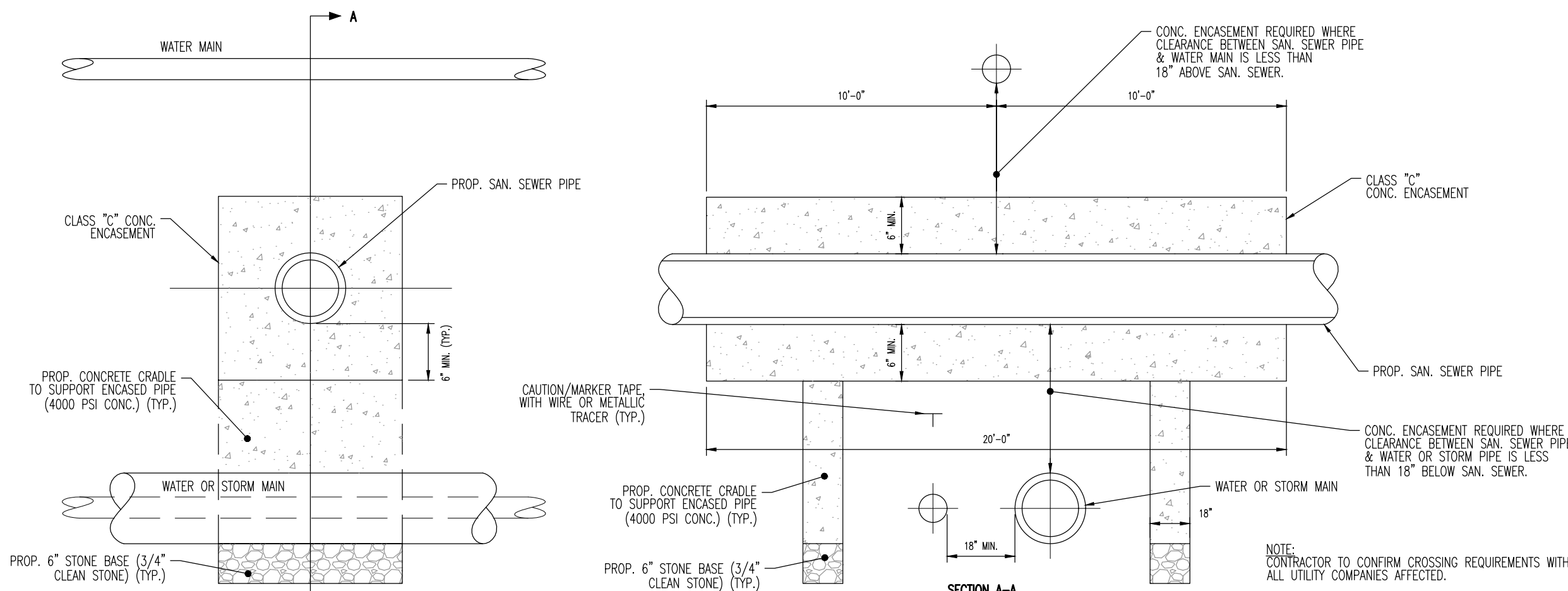
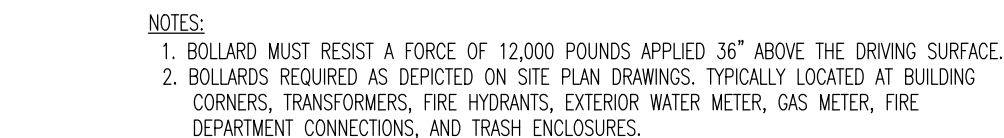
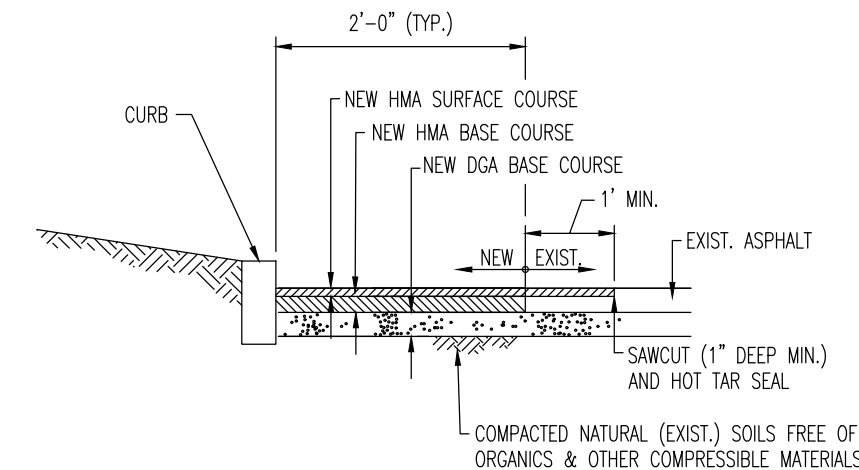
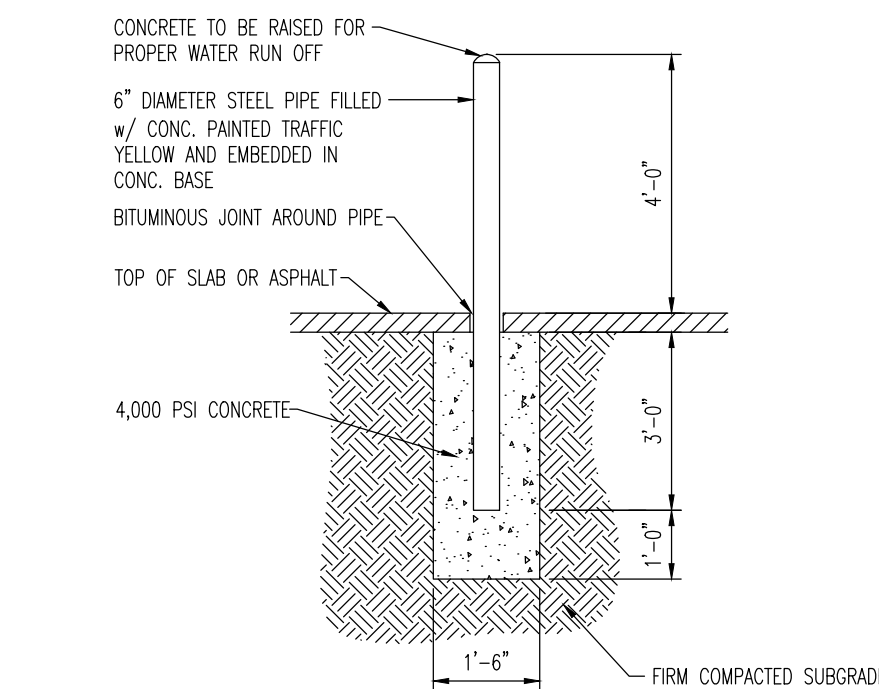
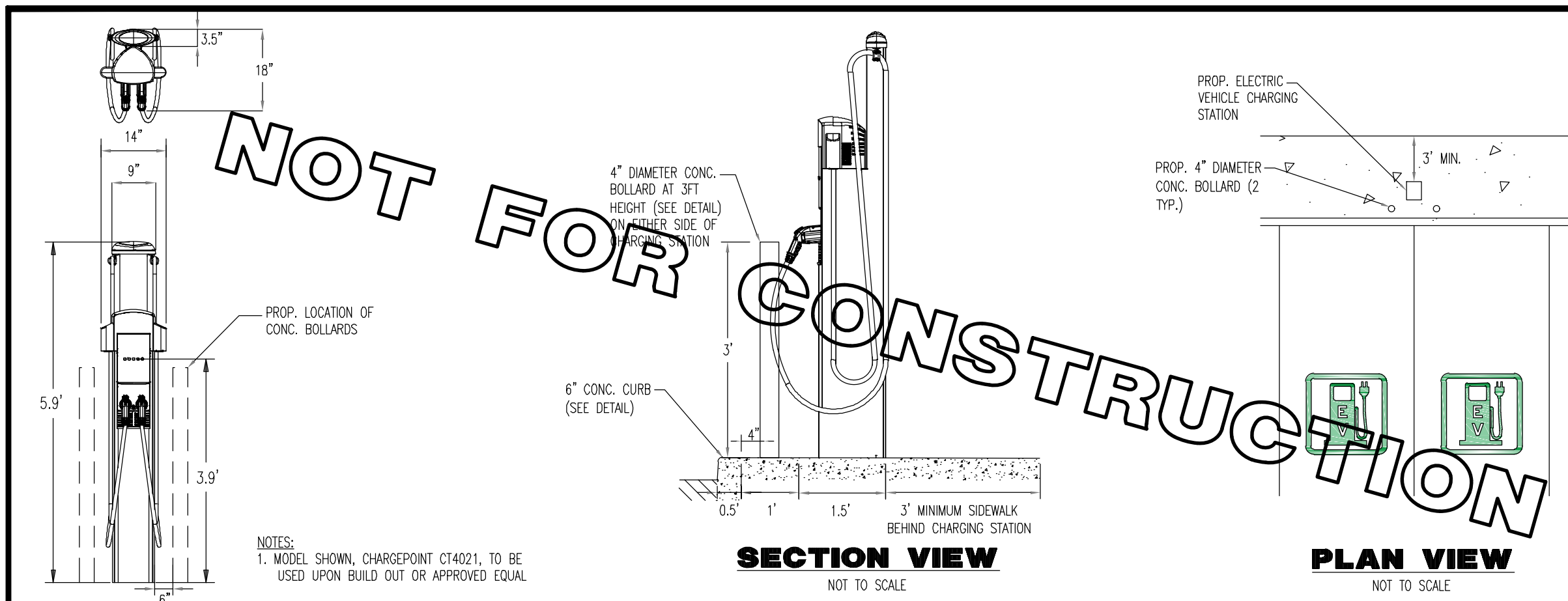
MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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

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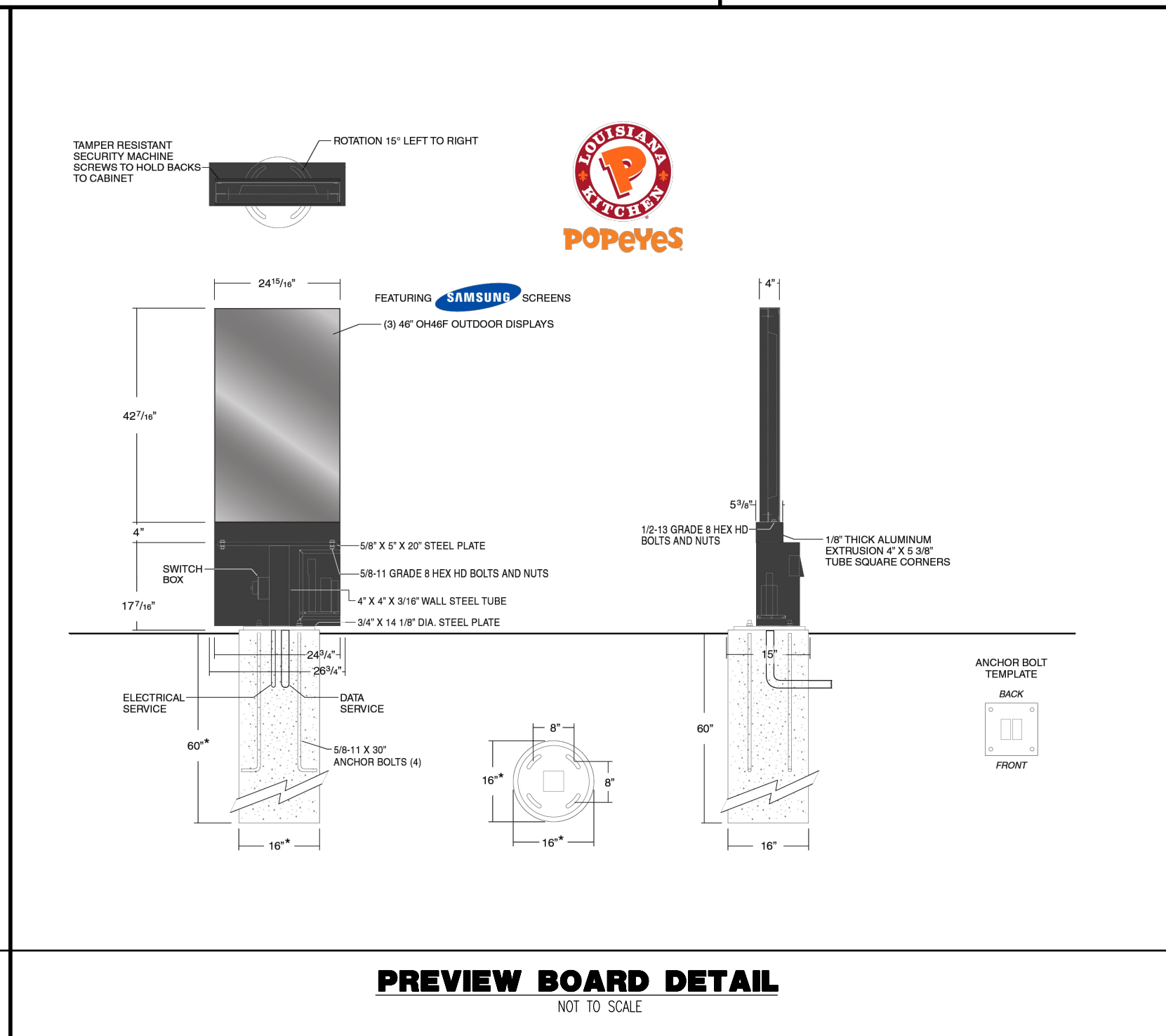
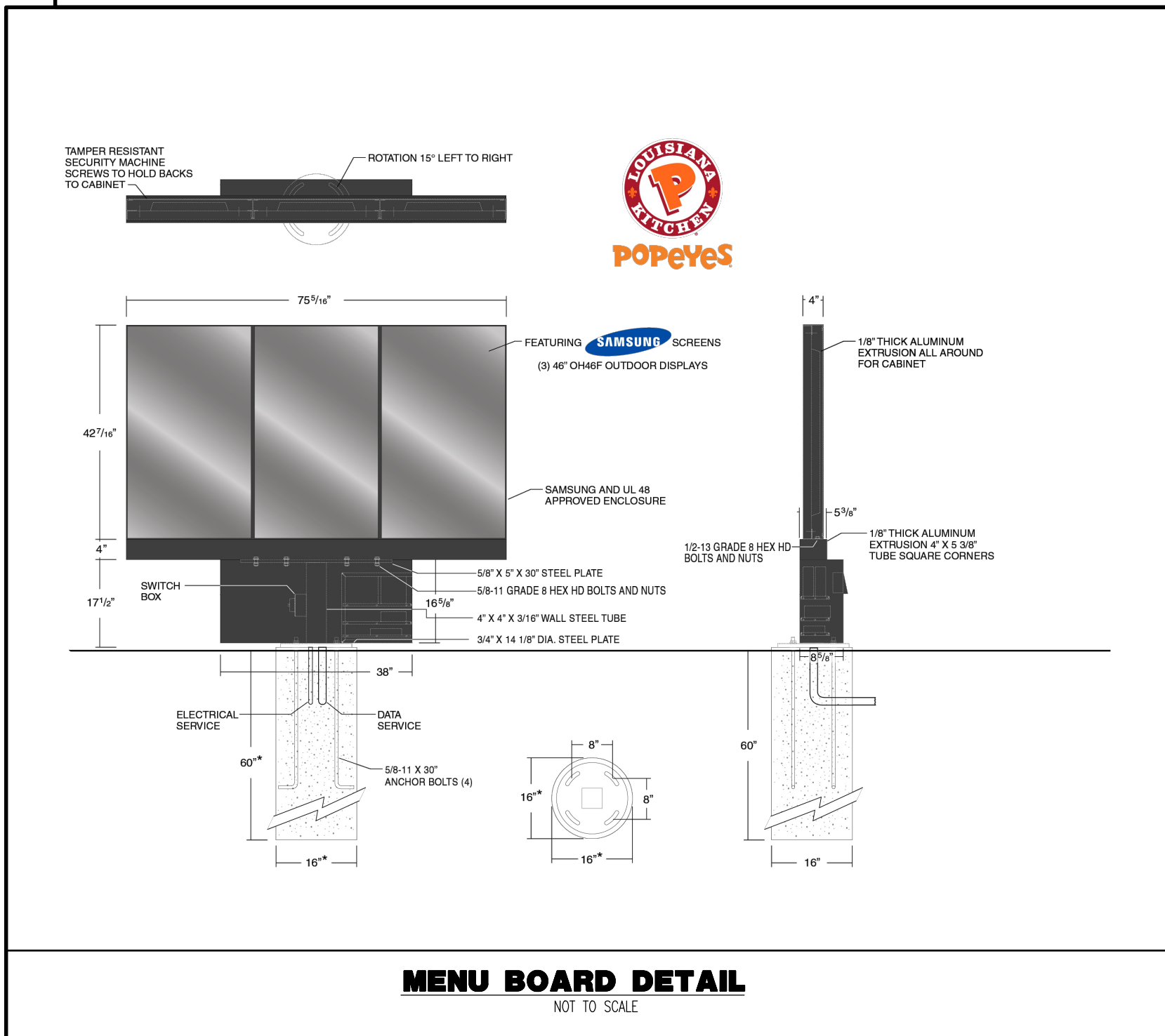
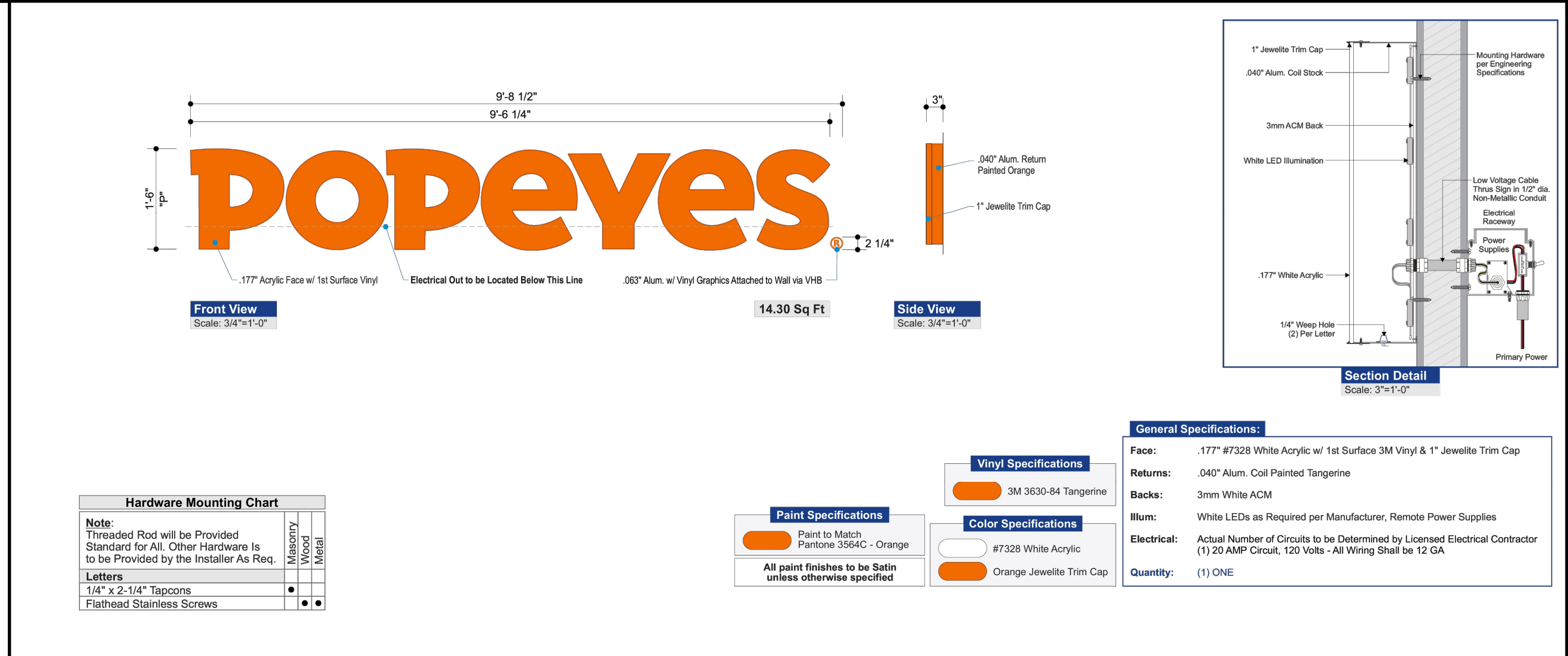
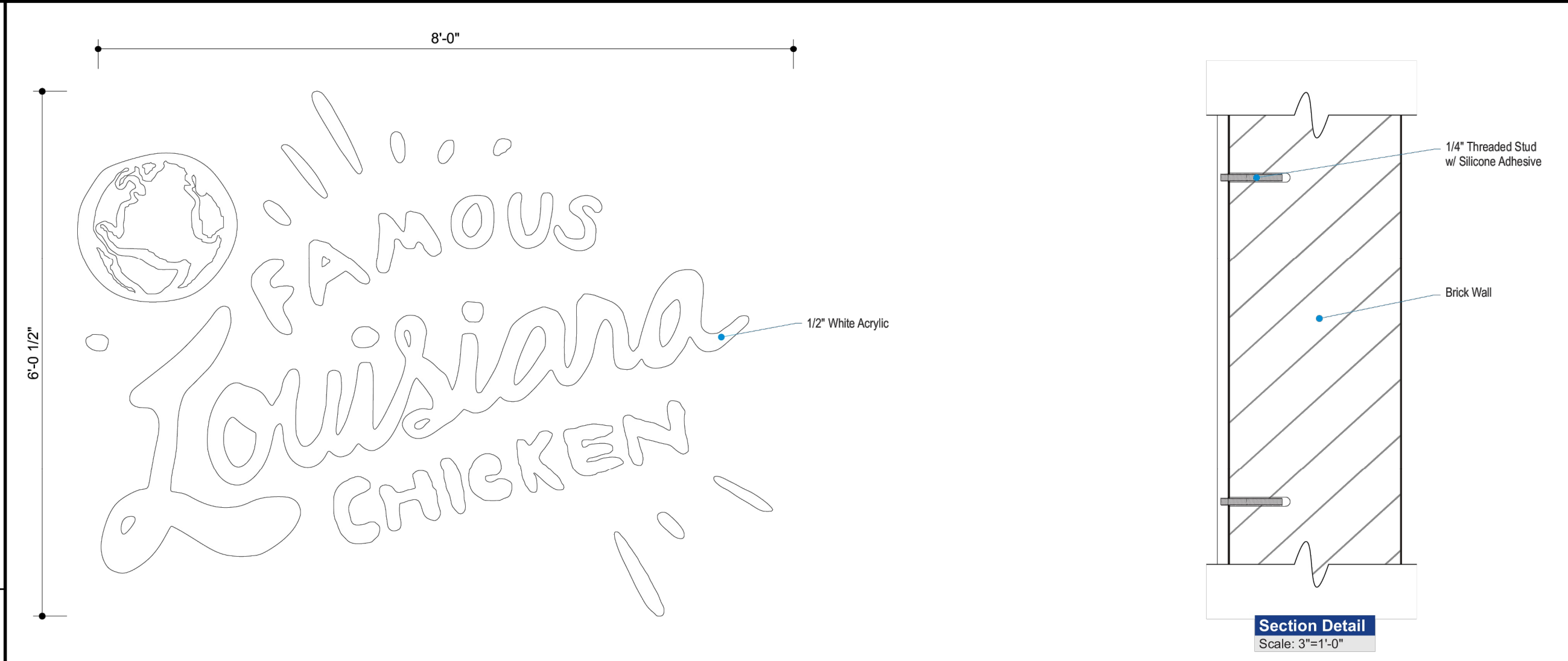
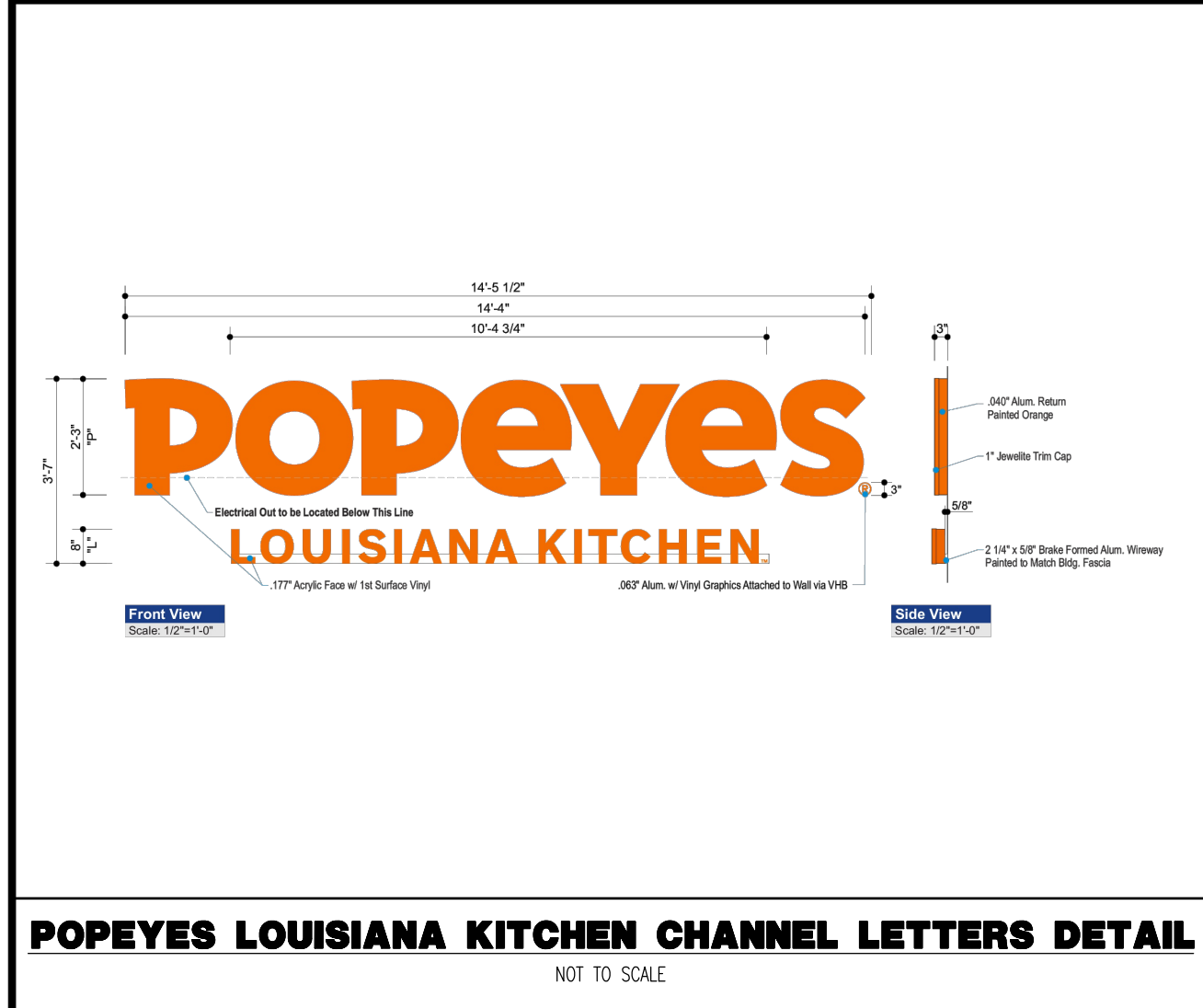
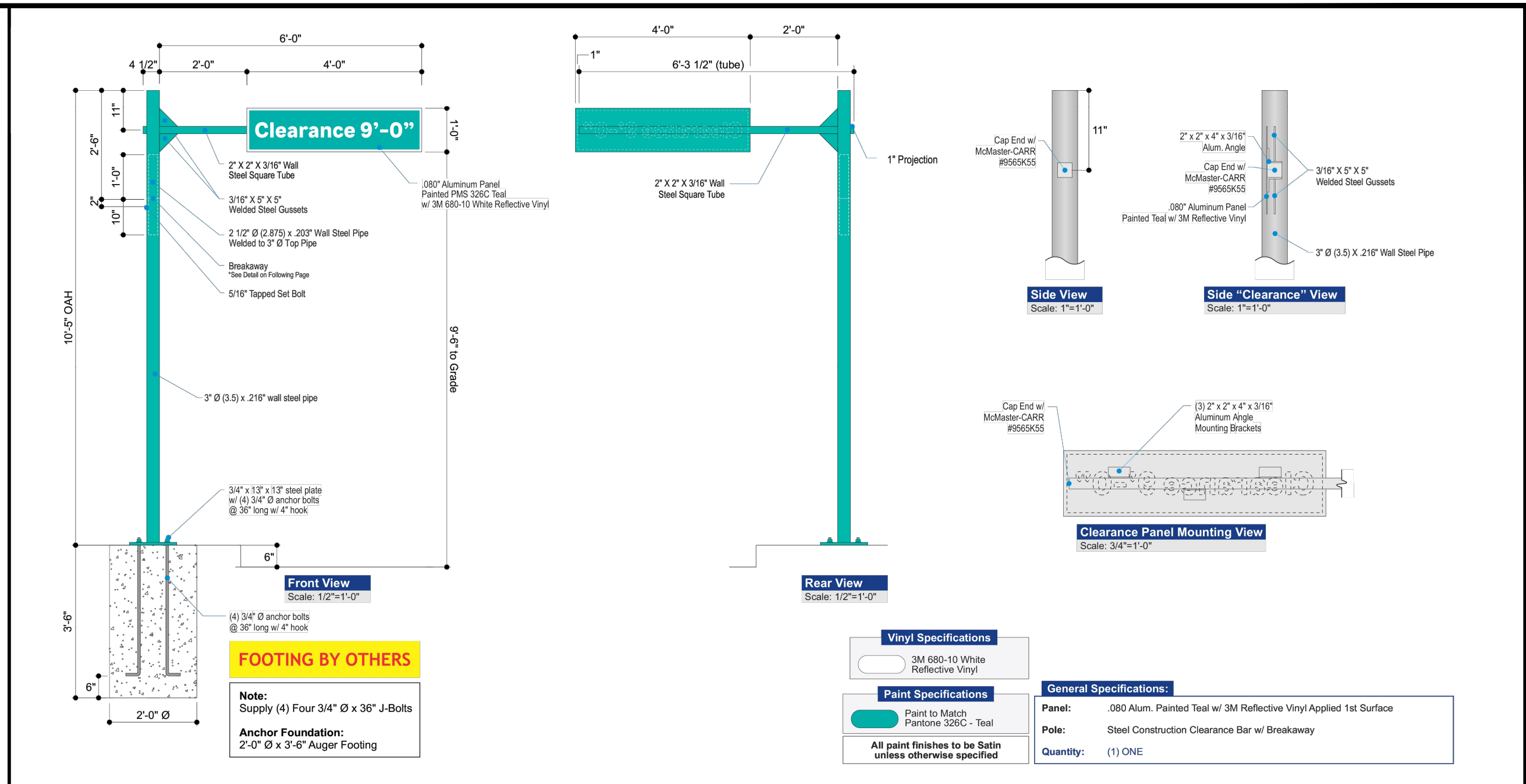
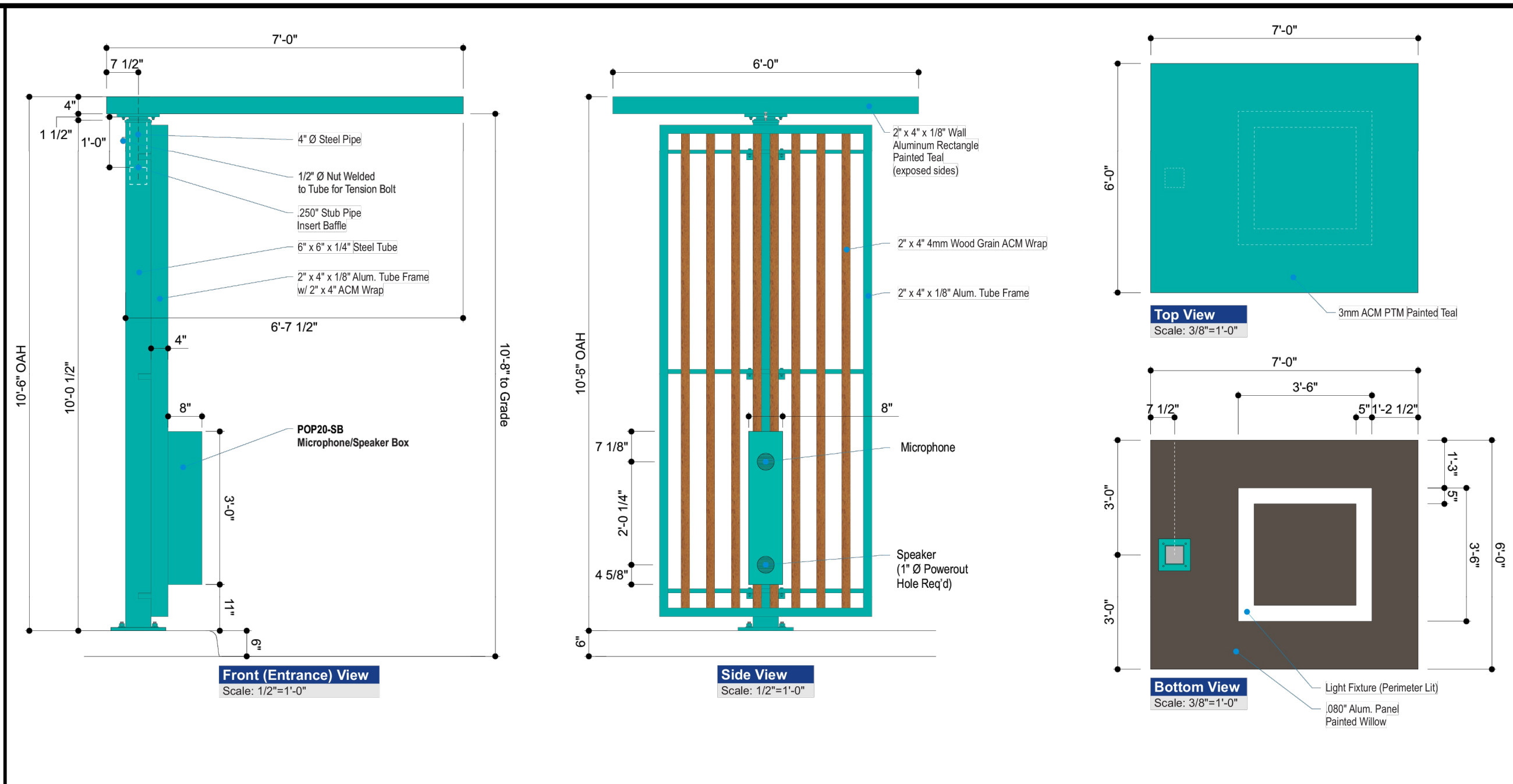
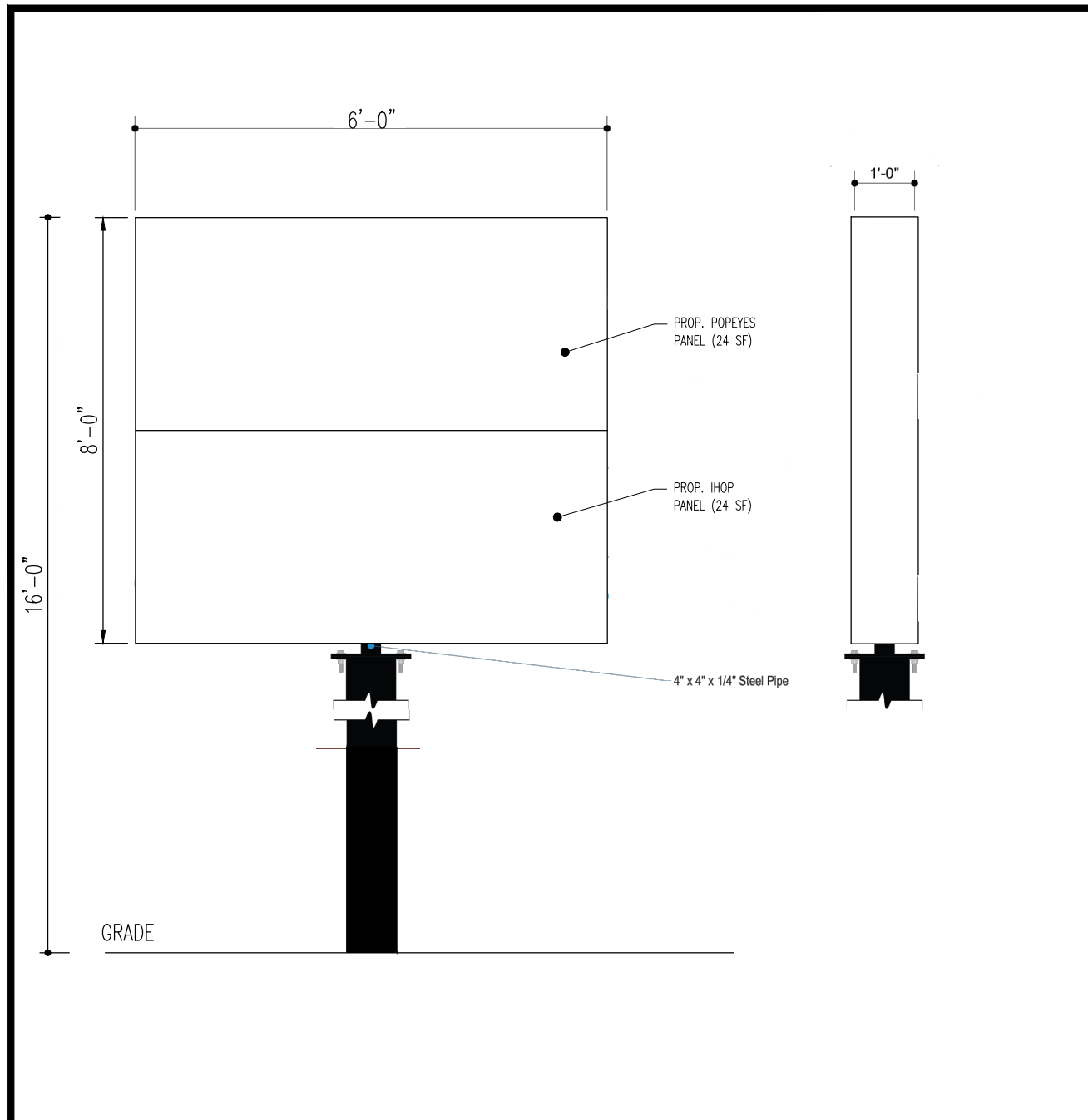
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TITLE: **CONSTRUCTION DETAILS**

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

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

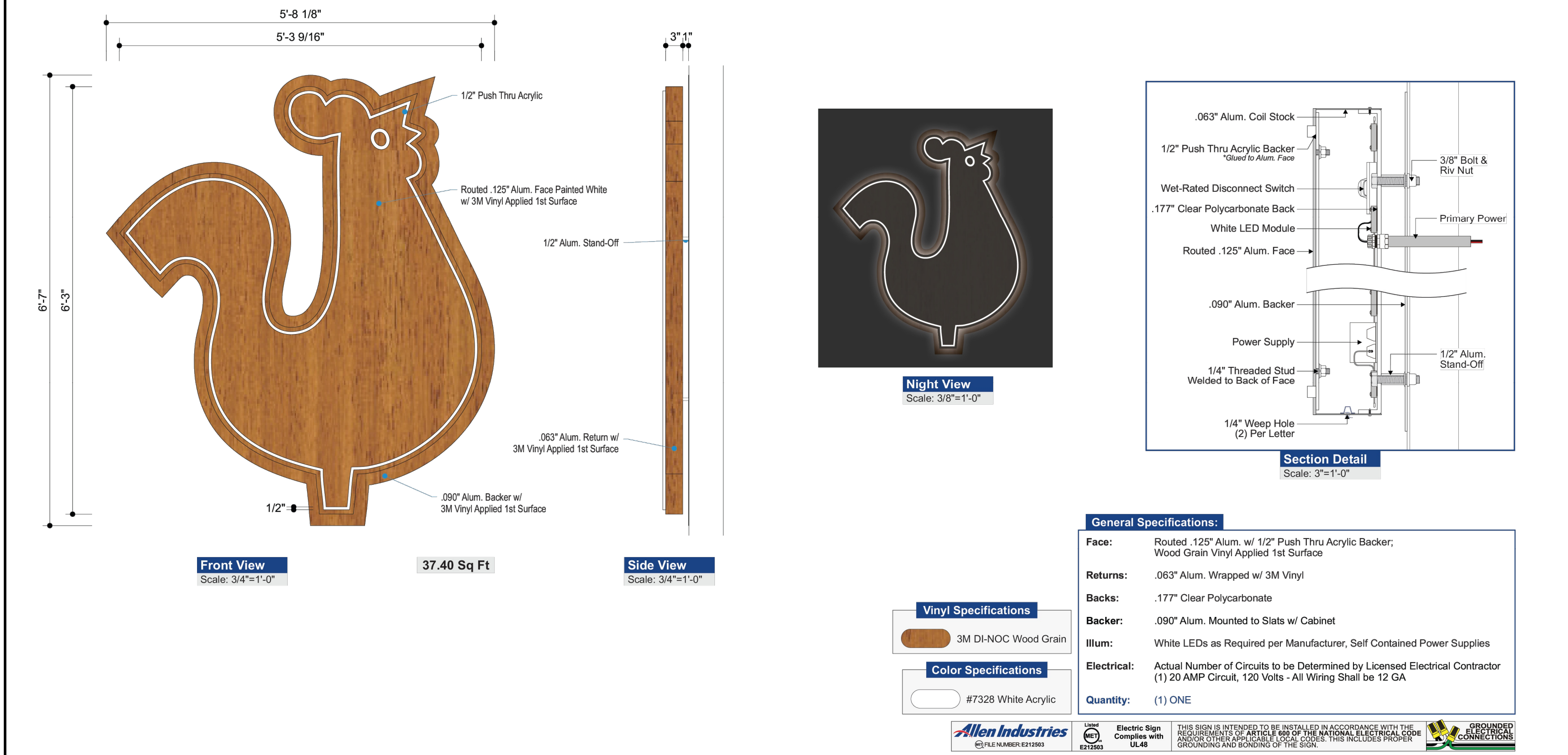
MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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

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POPEYES POPPY LOGO DETAIL

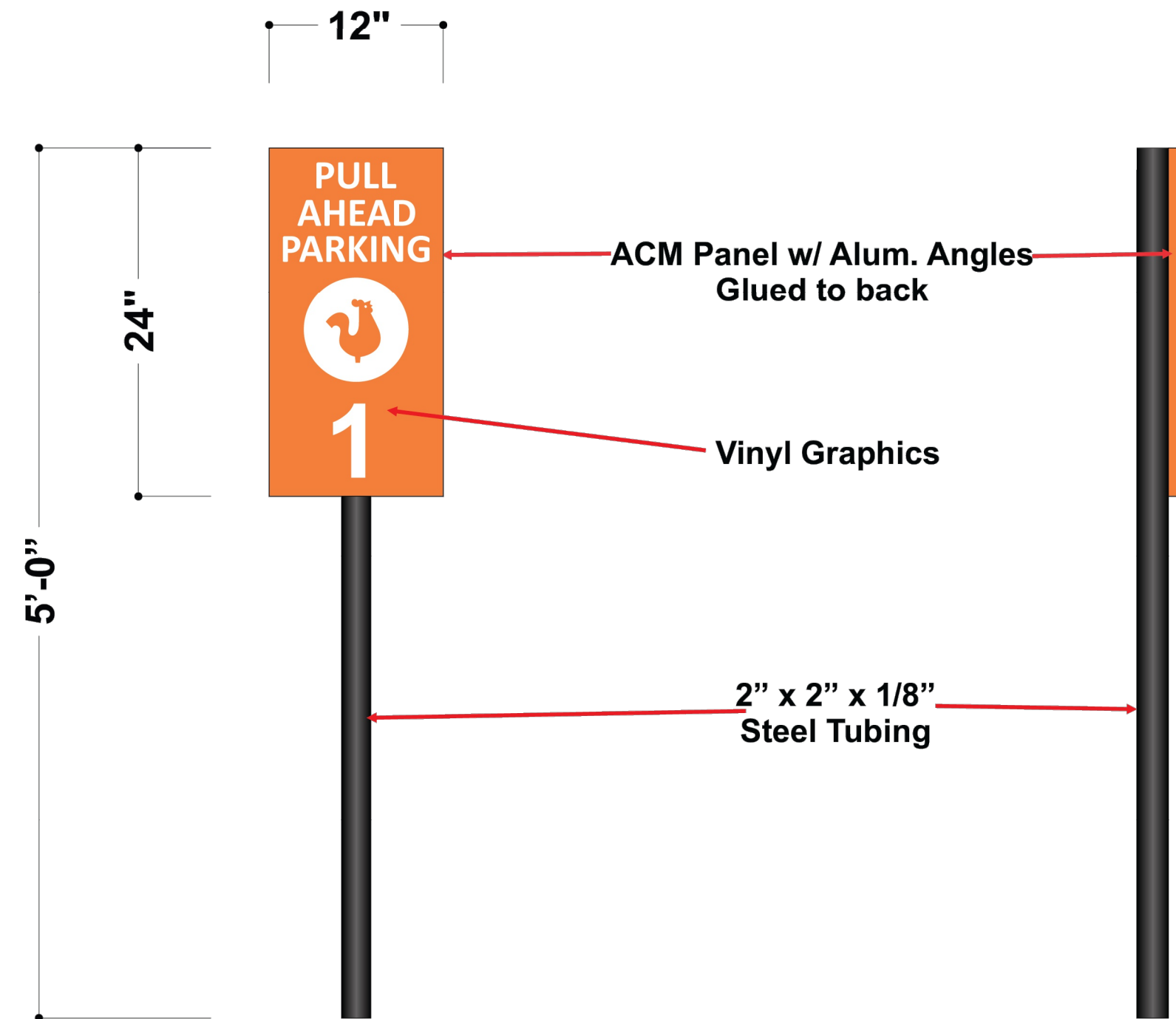
NOT TO SCALE

PLK-Mobile Order Signage Sign 1

Front View

Side View

Foundation Detail



Vinyl Specifications

3630-84 Tangerine

Client Signature:

☐ Proof is approved, proceed with production

Signature:

Date:

Quantity:

Notes:

Drawn By:

Date:

Client: Popeyes

Location:

Drawn By: B. Bonnette

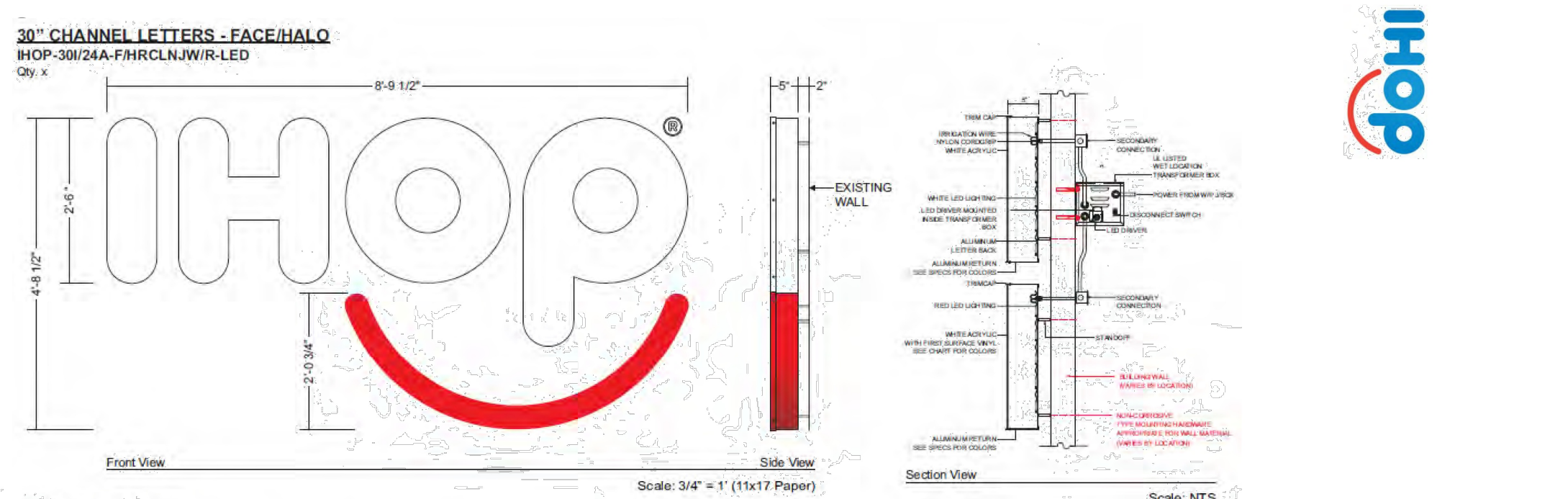
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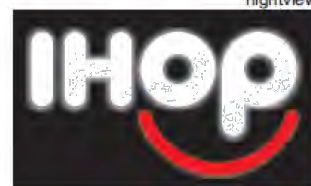


SPECIFICATIONS

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

COLOR LEGEND

Color	Material	Material
White	3M 3630-143	3M 3630-143
Red	3M 3630-143	3M 3630-143



BUILDING SIGN

IHOP FACADE SIGN

NOT TO SCALE



15 Pancake on Wheels Exterior Sign

Manufacturer: Persona
Type: Exterior Sign
Location: Above to go door
Note: Color of face is blue and not dark gray. Light color is white.
Logan Phillips
Contact: 800.843.9888 ext.354
lphillips@personasigns.com

IHOP PANCAKE SIGN

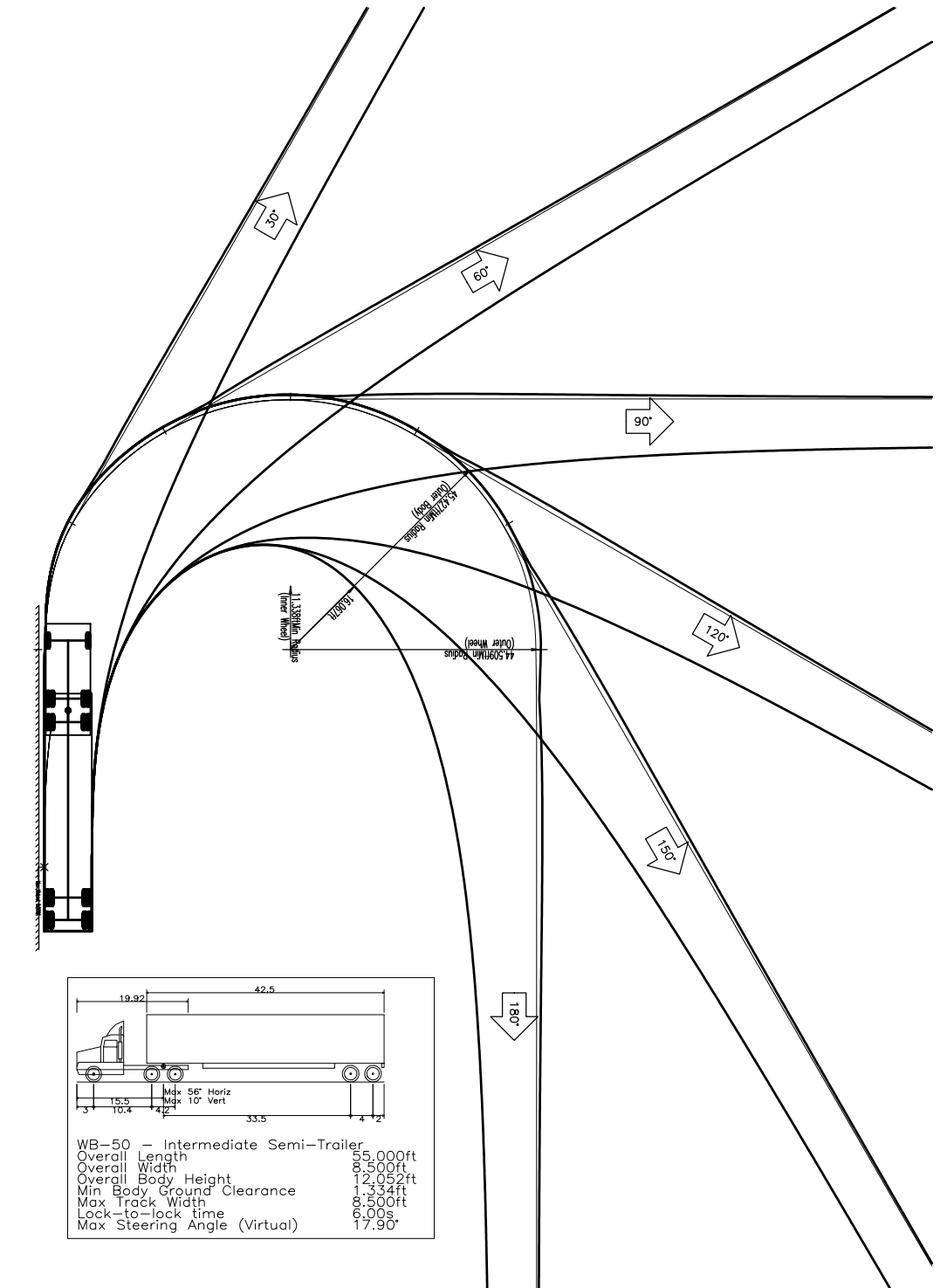
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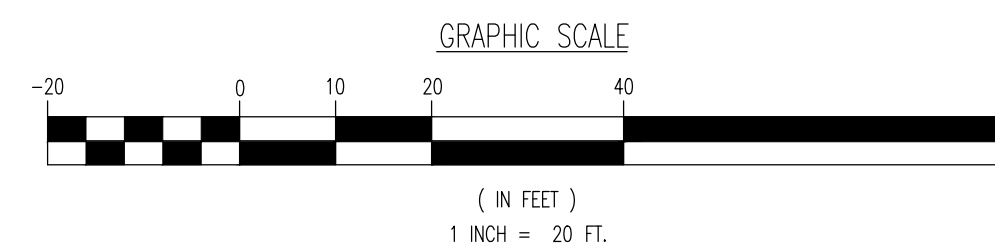
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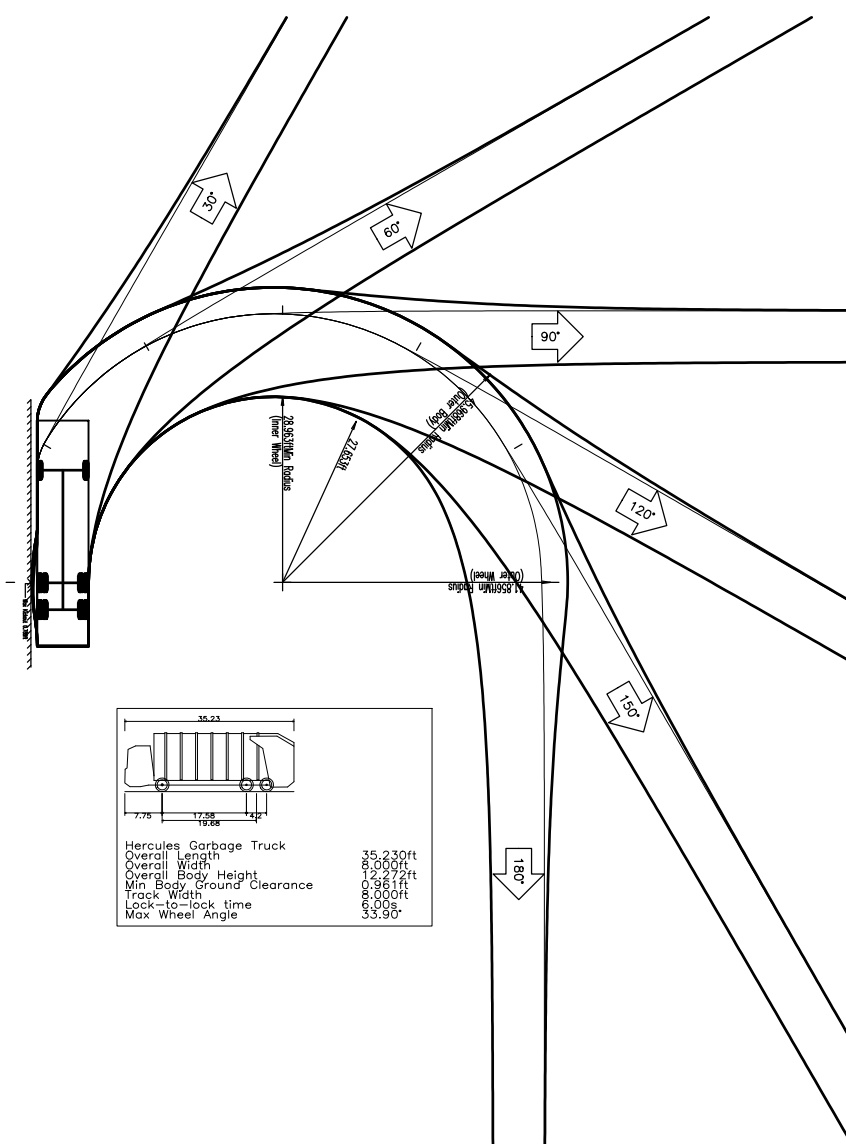
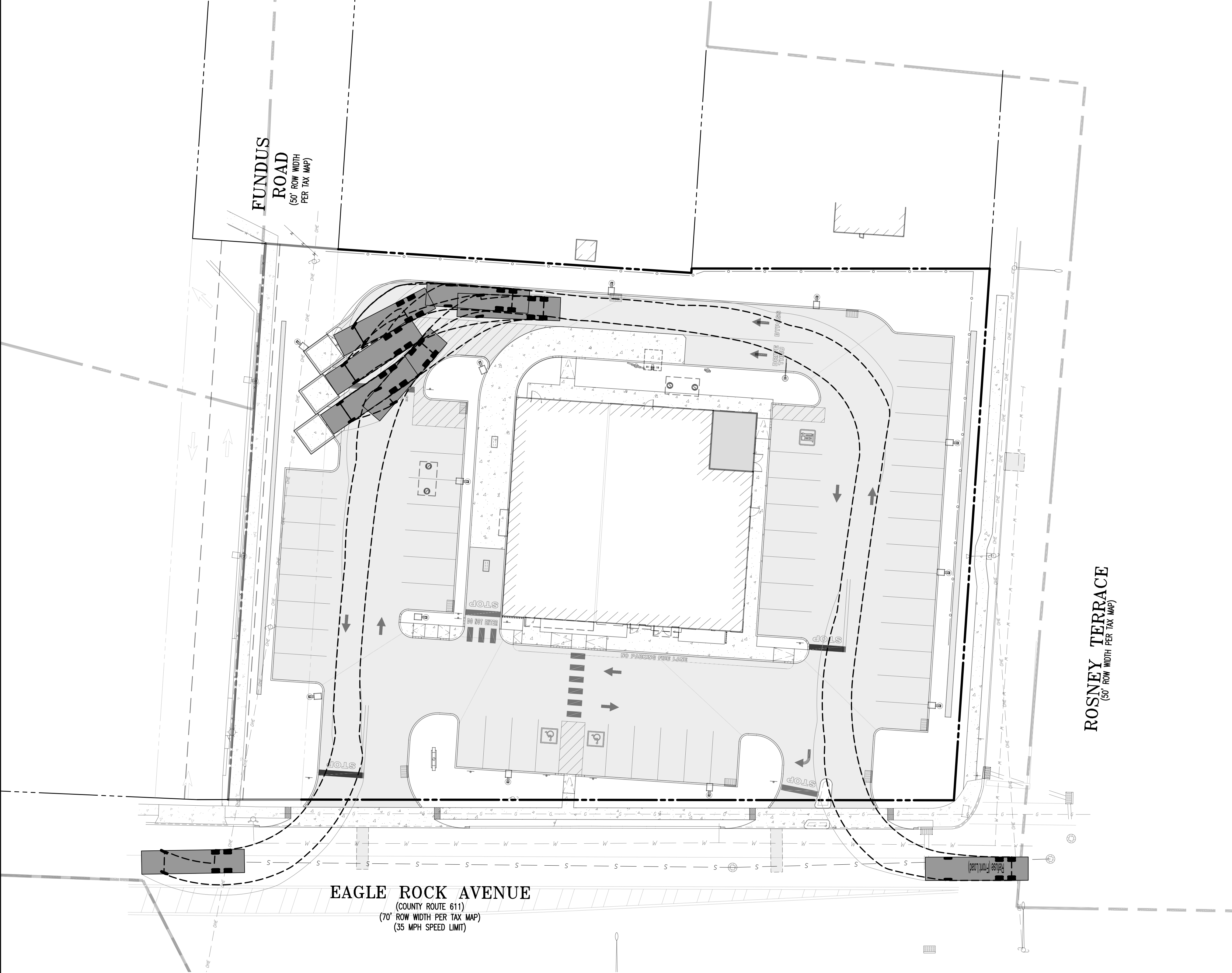
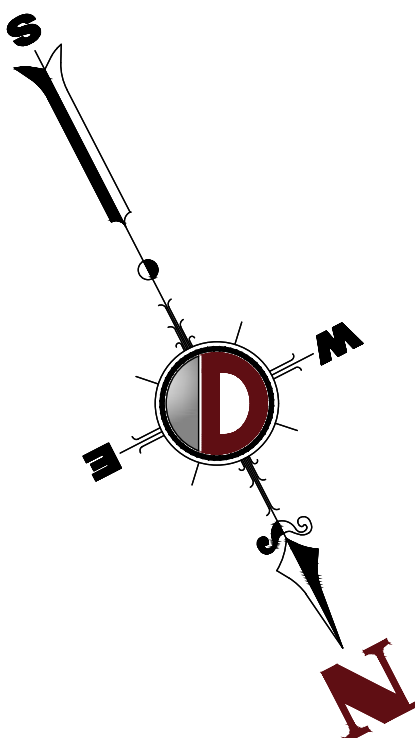
PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT BLOCK 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1021-99-025 DATE: 06/07/2024 DRAWN BY: PSD DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: -	SHEET No: 20 OF 23 Rev. # 3
MATTHEW J. BERSCH 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 CONSTRUCTIVE INTERFERENCE OF UNDERGROUND UTILITIES BEFORE EXCAVATION OR ANY OTHER OPERATION TO DISTURB THE EARTH'S SURFACE. CALL 811 OR VISIT WWW.CALL811.COM



WB-50 - Intermediate Semi-Trailer	
Overall Length	55.000
Overall Width	8.500
Overall Body Height	12.052
Min Body Ground Clearance	1.334
Max Track Width	8.500
Lock-to-lock time	6.005
Max Steering Angle (Virtual)	17.90

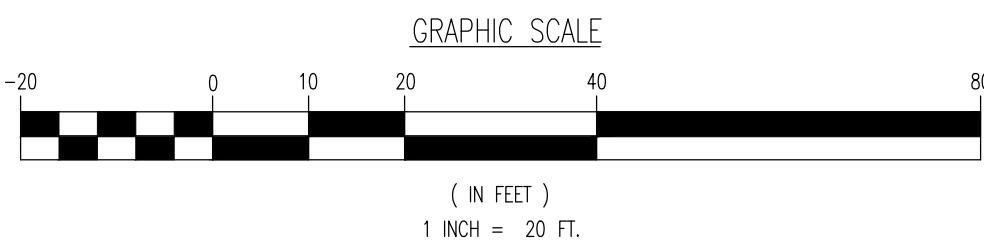
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THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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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Allentown, Pennsylvania 1-732.974.0198 | Allentown, Pennsylvania 1-732.974.0198 | Allentown, Pennsylvania 1-732.974.0198 | Allentown, Pennsylvania 1-732.974.0198

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

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

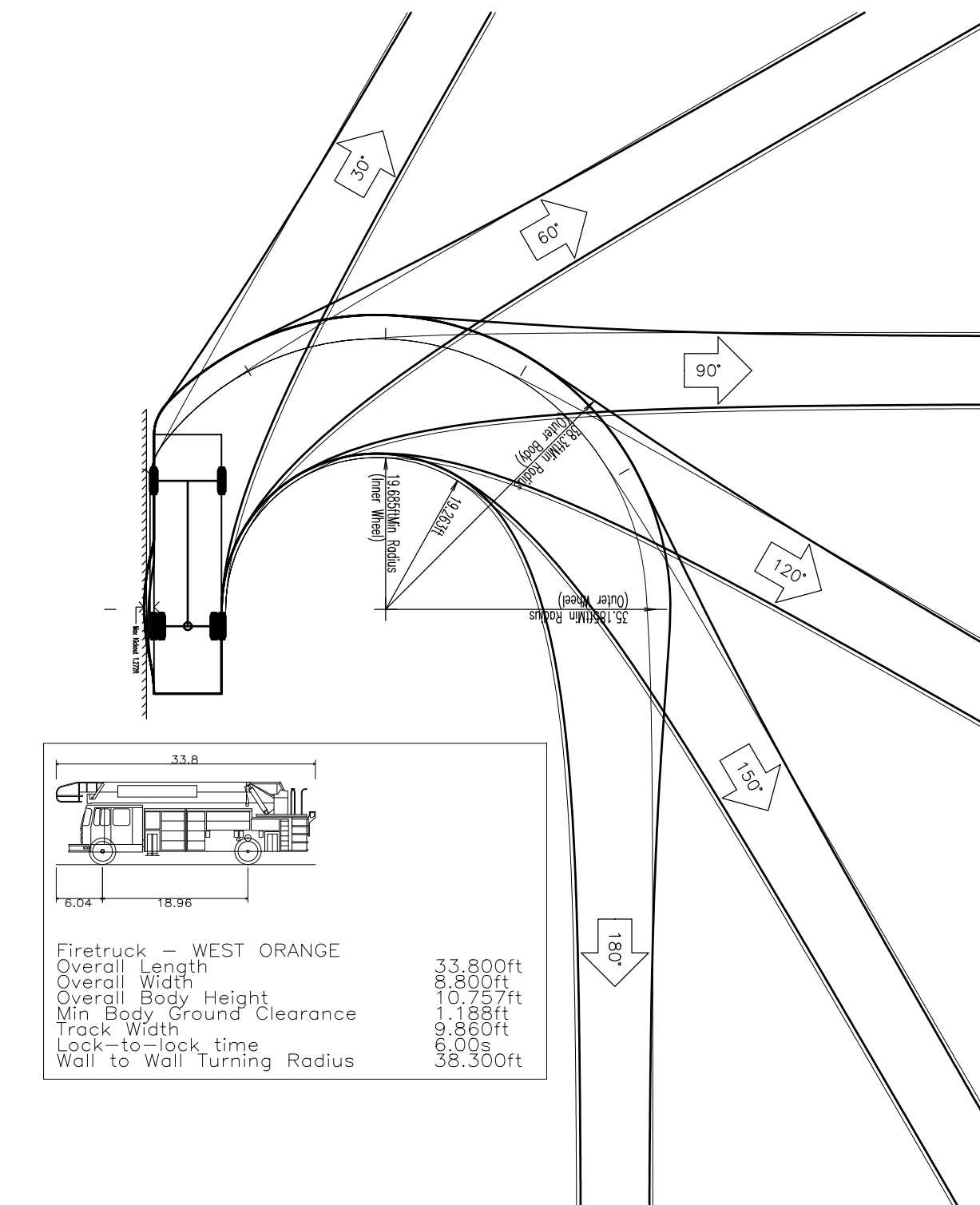
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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

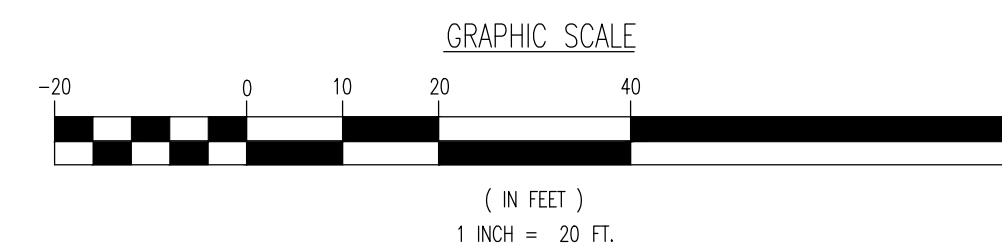
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ROSNEY TERRACE
(50' ROW WIDTH PER TAX MAP)

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

[illegible]



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 Newtown, Pennsylvania T. 484.865.0074 | Philadelphia, Pennsylvania T. 215.353.4888 | Southampton, Pennsylvania T. 413.696.4940

	PROJECT: MPB REALTY, LLC PROPOSED POPEYE'S & IHOP RESTAURANT BLOCK 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1021-99-025 DRAWN BY: PSD DESIGNED BY: DC/MLW	DATE: 06/07/2024 SCALE: (H) 1"=20' (V) SHEET No:
	TITLE: PROPOSED POPEYE'S & IHOP RESTAURANT		

Comment	 MATTHEW J. BERSCH	 ROBERT P. FREUD	CHECKED BY:	MJB	 PROTECT YOURSELF! ALL STATE RESIDENTS MEMBERS OF EDUCATORS, BOARDS, OR ANY PERSONS INVOLVED IN DESIGN OR CONSTRUCTION OF A PROJECT MUST CALL 811 PRIOR TO ANY EXCAVATION OR TRENCHING. FOR STATE SPECIFIC DIGITEX PHONE NUMBERS VISIT WWW.CALL811.COM	 23
			CHECKED BY:	—		
Date	PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522	PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938			OF 23	
Rev.					Rev. # 3	