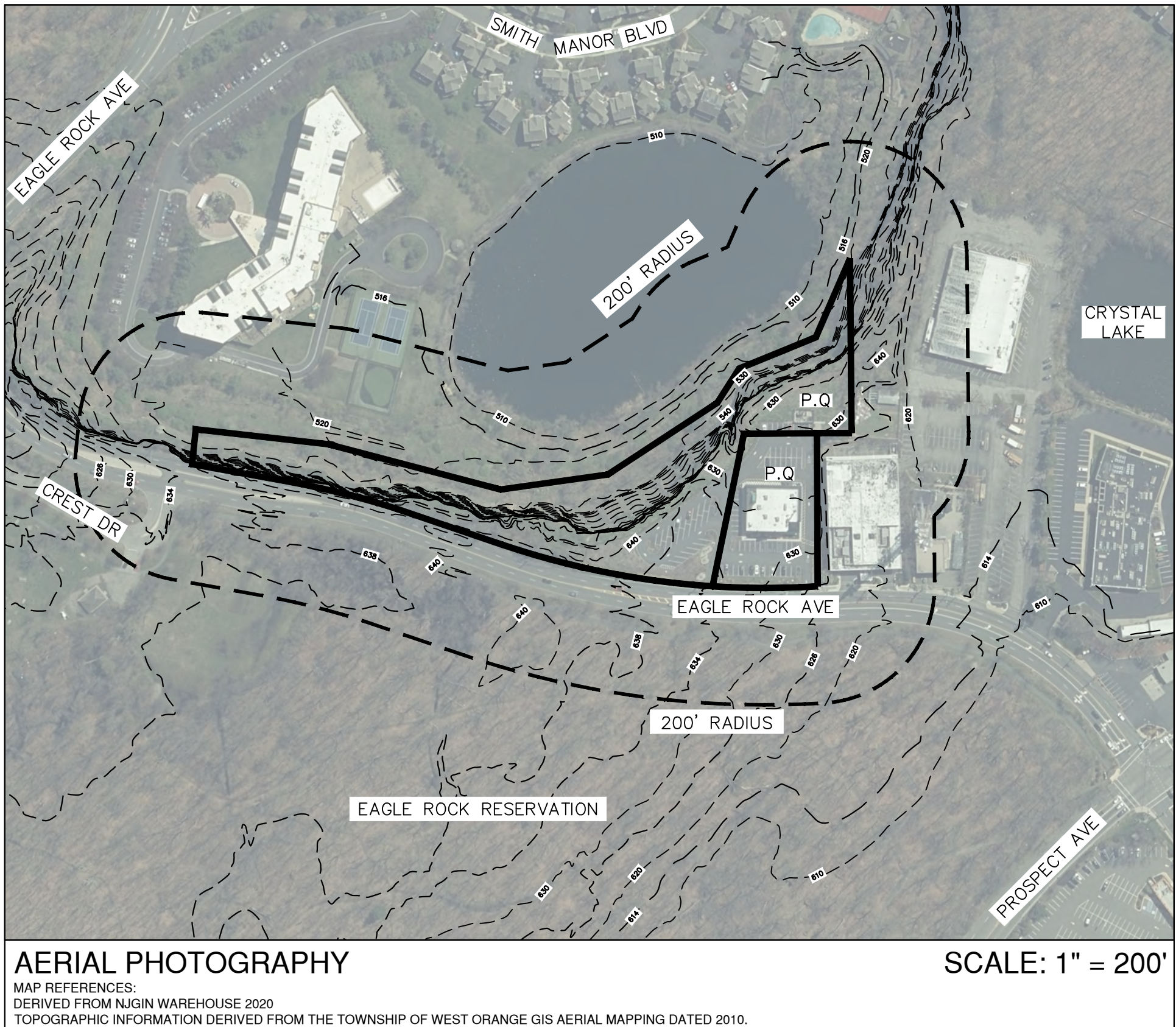


AMENDED PRELIMINARY & FINAL SITE PLAN

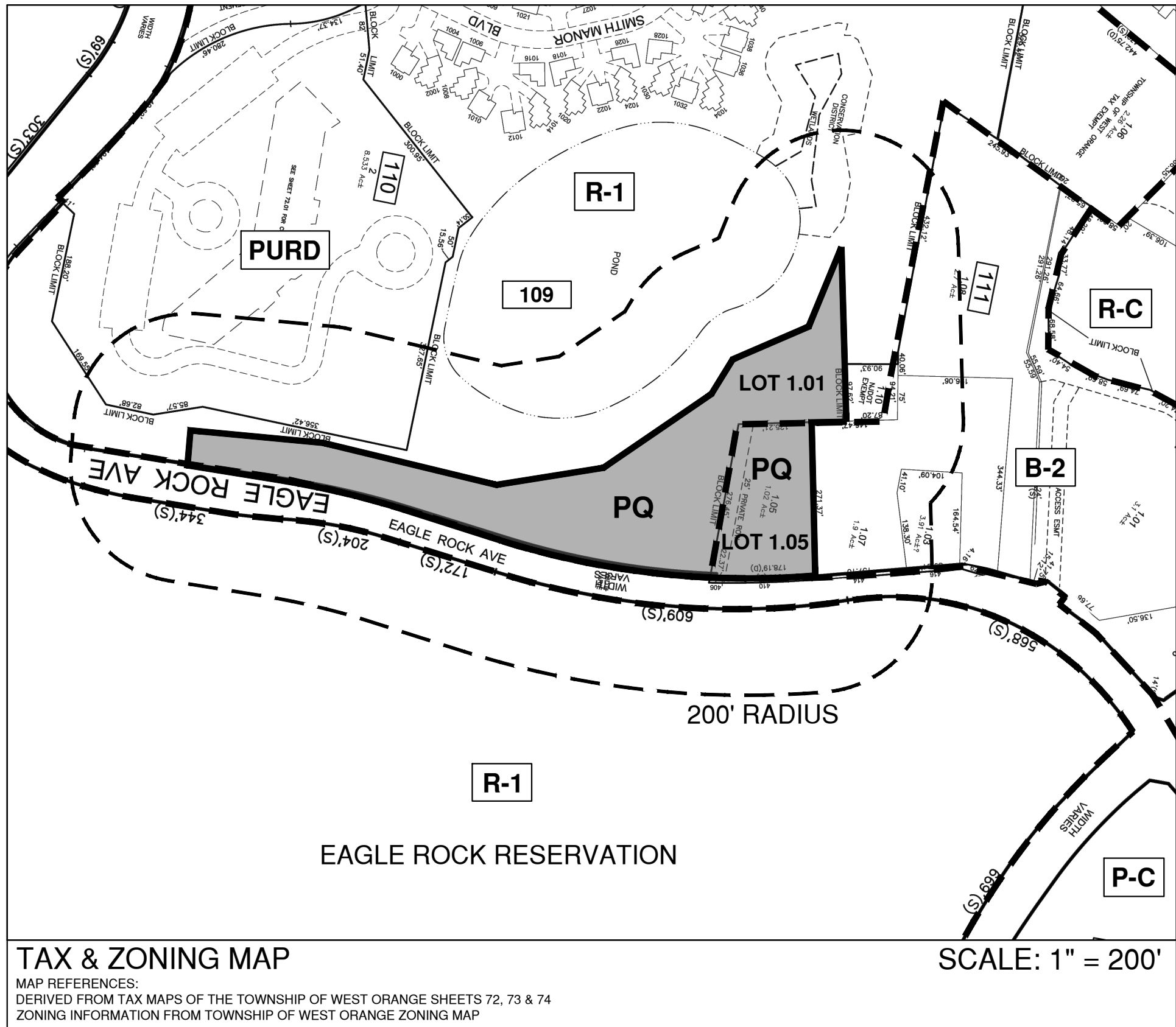
PREPARED FOR CHIT CHAT DINER

LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



SITE DATA CHART					
OWNER:	THEA, LLC 15 MOUNTAINVIEW COURT TOTOVA, NEW JERSEY 07512		APPLICANT: PANORAMA, LLC dba: CHIT CHAT DINER 15 MOUNTAINVIEW COURT TOTOVA, NEW JERSEY 07512		
PROPERTY:	BLOCK 109 & 111; LOTS 1.01 & 1.05 AREA = 4.422± ACRES (192,631 SF)				
ZONE: B-2 & PURD					
EXISTING USE: DINER WITH OUTDOOR SEATING (RESTAURANT)			PROPOSED USE: DINER WITH OUTDOOR SEATING (RESTAURANT) WITH EXPANDED PARKING		
DESCRIPTION	CODE (B-2)	CODE (PURD)	PREVIOUSLY APPROVED	PROPOSED	COMPLIANCE (B-2)
AREA YARD AND BULK REGULATIONS					
MAX. HEIGHT PRINCIPAL BUILDING	2.5 STORIES / 35 FT	35 FT	1 STORY / 33.64 FT	NO CHANGE	YES
MIN. LOT AREA	10,000 SF	20 AC	192,631 SF	NO CHANGE	YES
MIN. LOT AREA PER UNIT	N/A	7,260 SF / 6 DU/AC	N/A	NO CHANGE	N/A
MIN. LOT WIDTH	N/A	300 FT	N/A	NO CHANGE	N/A
MIN. FRONT YARD SETBACK	30 FT	30 FT	87.15 FT	NO CHANGE	YES
MIN. FRONT YARD SETBACK (CORNER)	25 FT	40 FT	N/A	NO CHANGE	N/A
MIN. SIDE YARD SETBACK	10 FT + 10 FT	50 FT	23.3 FT	NO CHANGE	YES
MIN. SIDE YARD SETBACK TO RESIDENTIAL	75 FT	N/A	27.05 FT (OVERHANG)	NO CHANGE	YES
MIN. REAR YARD SETBACK	30 FT	50 FT	152.33 FT	NO CHANGE	YES
MAX. BUILDING COVERAGE	40%	20%	4.80%	NO CHANGE	YES
MAX. LOT COVERAGE	60%	35%	26.44%	30.89%	YES
MIN. SETBACK FROM CLIFF FACE	100 FT	100 FT	14.6 FT	4.7 FT	NO ⁽¹⁾
PARKING REQUIREMENTS					
PARKING STALL REQUIREMENT	117 SPACES	-	85 SPACES	104 SPACES ⁽¹⁾	NO ⁽¹⁾
MINIMUM PARKING SPACE DIMENSIONS	9 FT X 18 FT	9 FT X 18 FT	9 FT X 18 FT	NO CHANGE	YES
MINIMUM AISLE WIDTH (90° PARKING)	24 FT	24 FT	24 FT	NO CHANGE	YES
MINIMUM DRIVEWAY WIDTH	14 FT	14 FT	13.5 FT	14 FT	YES
MIN. NUMBER OF TREES WITHIN PARKING AREA	TREE PER 10 SPACES (2 REQUIRED)	TREE PER 10 SPACES (2 REQUIRED)	9	5	YES
(1) VARIANCE REQUIRED * 96 PHYSICAL SPACES + 4 FUTURE SPACES (100) + 4 EV CREDITS PARKING REQUIREMENTS: PARKING PER ORDINANCE 25-12.2(B)(1) – RESTAURANT, BAR, CABARET & CATERING FACILITIES 1 SPACE FOR EACH 3 SEATS OR STOOLS OR 1 FOR EACH 45 SQUARE FEET OF FLOOR AREA AVAILABLE TO PATRONS. BENCHES SHALL BE CONSIDERED AS 1 SEAT FOR EACH 2 LINEAR FEET OF SEATING SPACE. REQUIRED: 256 SEATS/3 = 86 SPACES OR 5,249 SF PATRONS/45 = 117 SPACES PREVIOUSLY APPROVED: 85 SPACES PROPOSED: 96 PHYSICAL SPACES + 4 PREVIOUSLY APPROVED BANKED SPACES 4 SPACES PER EV CREDIT (COUNTS AS DOUBLE CREDIT UP TO 10% OF REQUIREMENT) TOTAL SPACES: 104 SPACES PROPOSED VARIANCE REQUIRED: YES (13 SPACES NEEDED) EV REQUIREMENTS: PER STATEWIDE EV ORDINANCE, 76 TO 100 OFF-STREET PARKING SPACES REQUIRES AT LEAST 3 MAKE-READY PARKING SPACES PROPOSED SPACES = 4 EV SPACES ADA REQUIREMENTS: PER ADA STANDARDS FOR ACCESSIBLE DESIGN, THE NUMBER OF ACCESSIBLE SPACES REQUIRED 76 TO 100 TOTAL SPACES = 4 ACCESSIBLE PARKING SPACES REQUIRED EXISTING SPACES = 4 SPACES (1 VAN)					

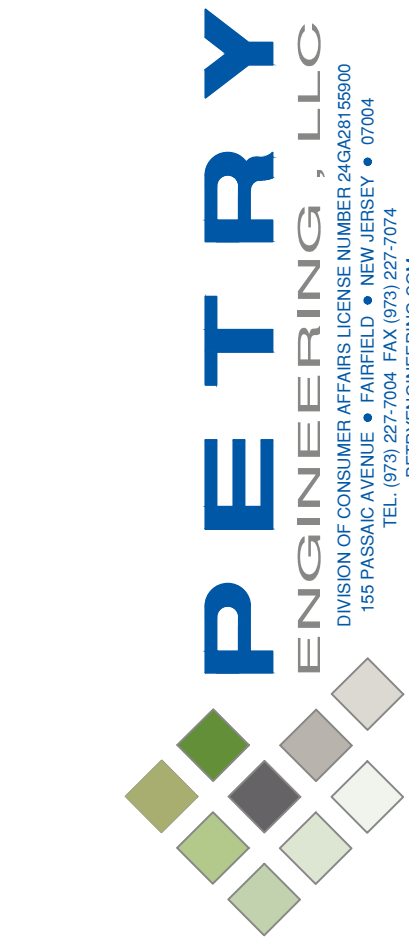
- LIST OF VARIANCES:**
1. MINIMUM SETBACK FROM CLIFF FACE
2. PARKING STALL REQUIREMENT (NUMBER OF PARKING SPACES)



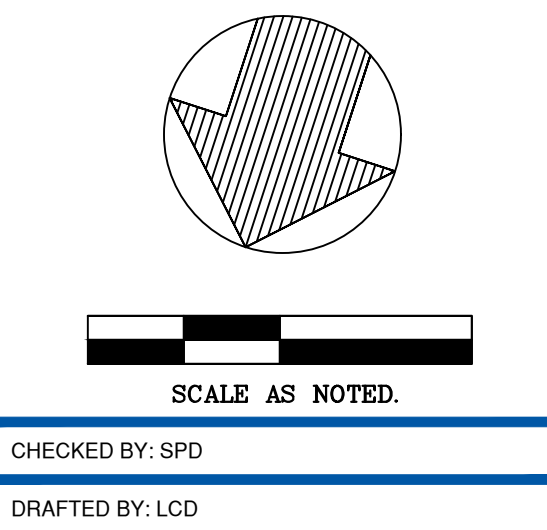
LIST OF DRAWINGS		
SHEET NO.	NAME	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING
SP-2	OVERALL LAYOUT PLAN	PETRY ENGINEERING
SP-3	DEMOLITION PLAN	PETRY ENGINEERING
SP-4	DETAILED LAYOUT PLAN	PETRY ENGINEERING
SP-5	GRADING AND DRAINAGE PLAN	PETRY ENGINEERING
SP-6	LIGHTING PLAN	PETRY ENGINEERING
SP-7	LANDSCAPING & TREE REMOVAL PLAN	PETRY ENGINEERING
SP-8	SOIL EROSION AND SEDIMENT CONTROL PLAN	PETRY ENGINEERING
SP-9	GENERAL NOTES & SESC NOTES	PETRY ENGINEERING
SP-10	CONSTRUCTION DETAILS	PETRY ENGINEERING
SP-11	CONSTRUCTION DETAILS	PETRY ENGINEERING
TM-1	FIRE TRUCK TURNING MOVEMENTS	PETRY ENGINEERING
TM-2	FIRE TRUCK TURNING MOVEMENTS	PETRY ENGINEERING
TM-3	REFUSE TRUCK TURNING MOVEMENTS	PETRY ENGINEERING
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY	LAKELAND SURVEYING

- LIST OF APPROVALS REQUIRED:**
1. WEST ORANGE ZONING BOARD
2. ESSEX COUNTY SITE PLAN APPROVAL
3. SOIL EROSION AND SEDIMENT CONTROL (HEPSCD)

APPROVALS:
TOWNSHIP OF WEST ORANGE
APPROVED AS A SITE PLAN BY THE TOWNSHIP OF WEST ORANGE ZONING BOARD ON _____ DATE _____
ZONING BOARD CHAIRPERSON _____ DATE _____
ZONING BOARD SECRETARY _____ DATE _____
TOWNSHIP ENGINEER _____ DATE _____



REV	DESCRIPTION	DATE
1	REVISED PER ZONING BOARD ENGINEER AND SP/AB	10/27/25



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER L.I.C. No. 36662
DATE: 01/24/2025

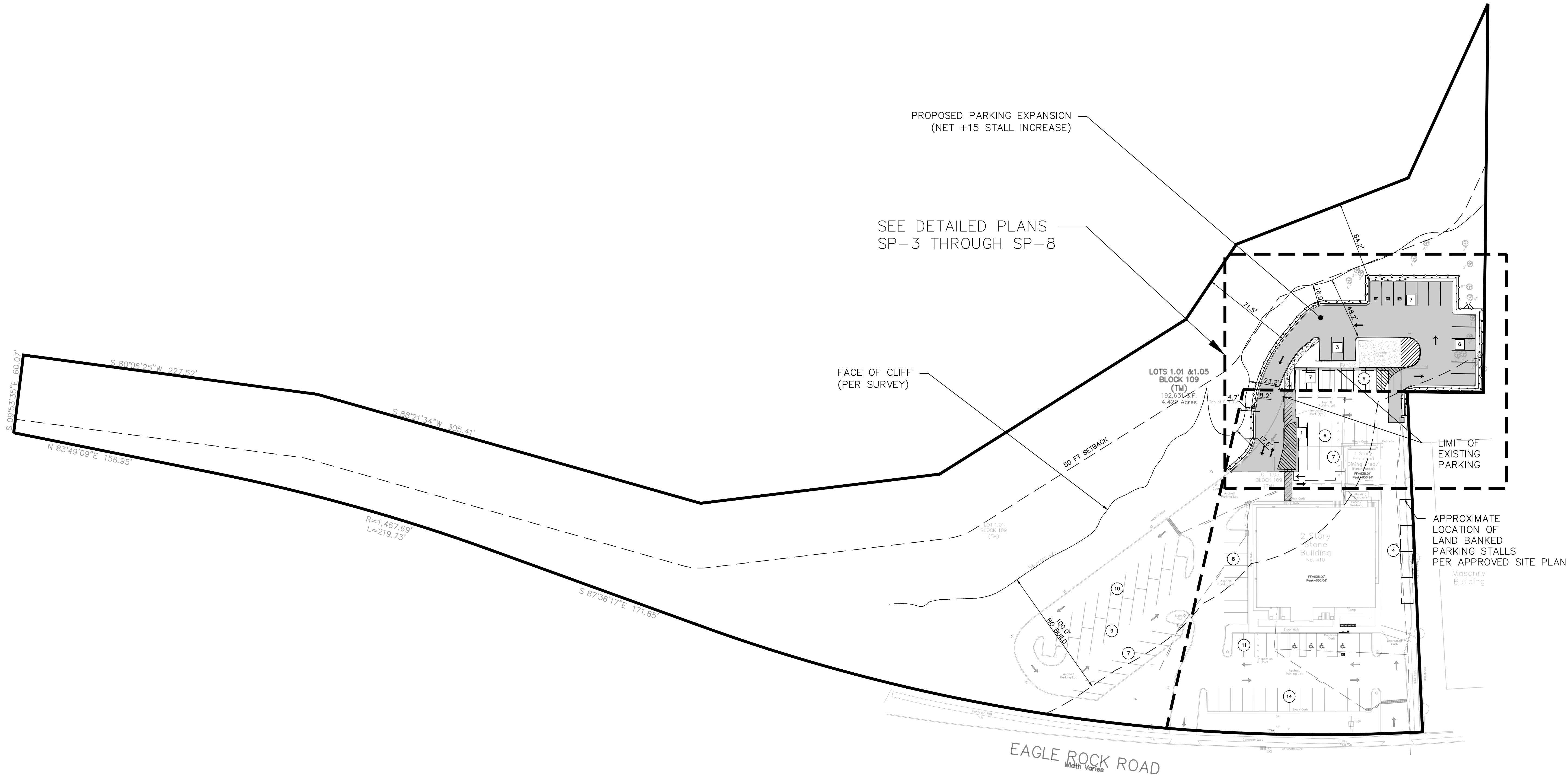
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PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
TITLE SHEET

PROJECT #:
24-085

SHEET:
SP-1



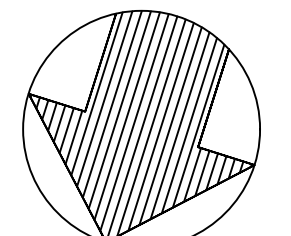
REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.

PARKING SPACES	
EXISTING (81 PHYSICAL + 4 FUTURE)	
85	INCLUDES 4 ADA INCLUDES 4 LAND BANKED
PROPOSED (96 PHYSICAL + 4 FUTURE + 4 EV CREDIT)	
104	INCLUDES 4 ADA INCLUDES 4 EV CREDIT INCLUDES 4 LAND BANKED



REV	DESCRIPTION	DATE
1	REVISED PER ZONING BOARD ENGINEER AND SPVAB	10/27/25



0 20 40 80
1 INCH = 40 FT.

CHECKED BY: SPD

DRAFTED BY: LCD



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

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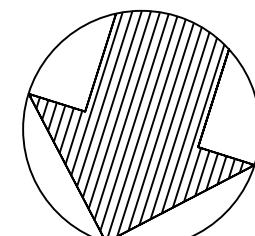
PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
**OVERALL
LAYOUT PLAN**

PROJECT #:
24-085

SHEET:
SP-2

REV	DESCRIPTION	DATE
1	REVISED PER ZONING BOARD ENGINEER AND SP/AB	10/27/25



0 5 10 20
1 INCH = 10 FT.

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J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

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PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

DEMOLITION PLAN

PROJECT #:

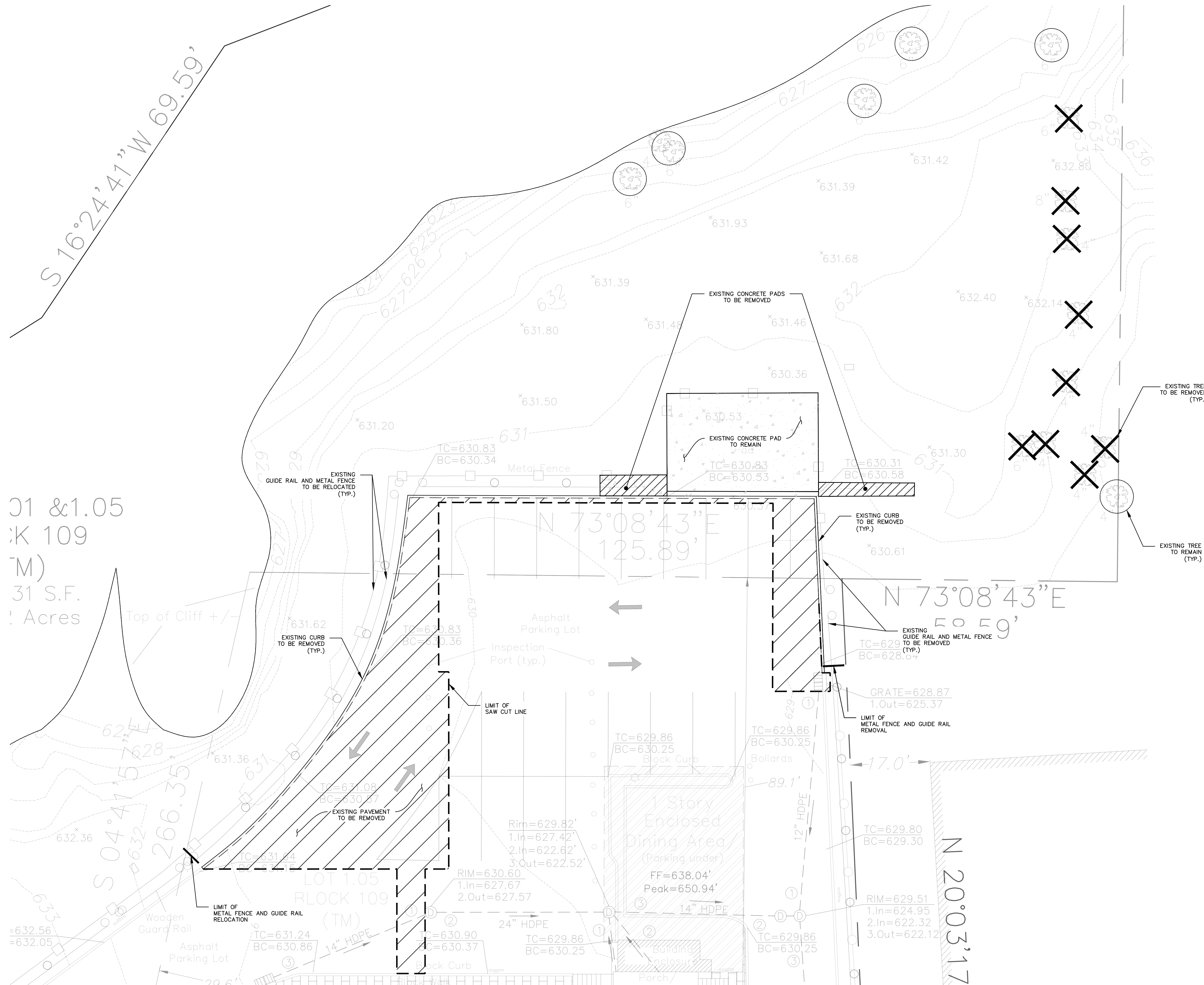
24-085

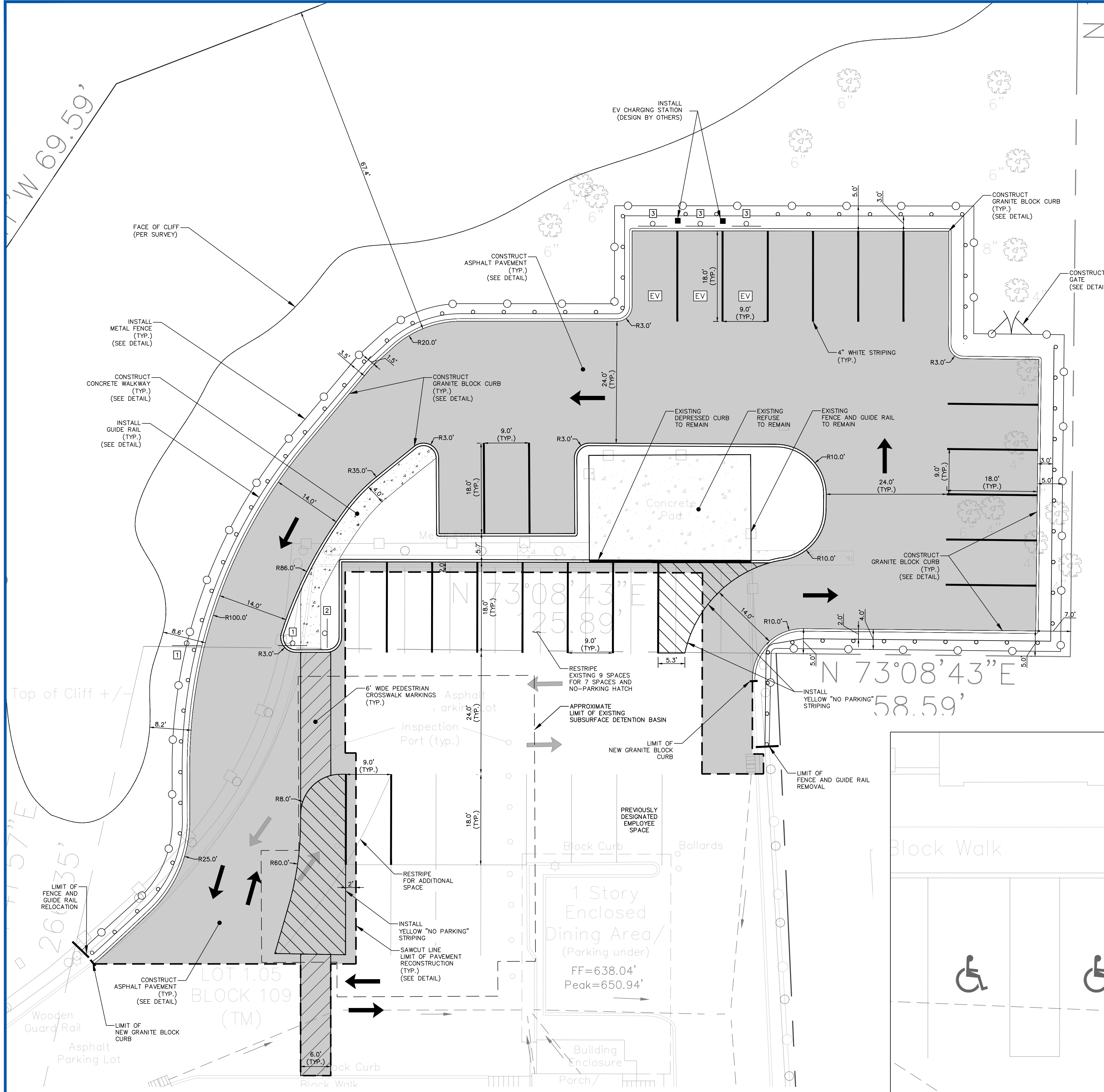
SHEET:

SP-3

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.



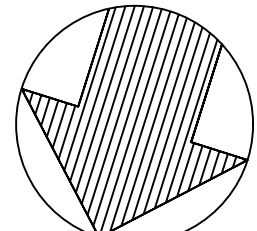


SIGN LEGEND		
1	R5-1	DO NOT ENTER
2	R3-1	NO RIGHT TURN
3	R7-111	ELECTRIC VEHICLE PARKING



PETRY
ENGINEERING, LLC
100 HAWK CIRCLE, SUITE 200, FARMEDALE, NEW JERSEY 07632
TEL: (973) 227-7004 FAX: (973) 227-7074
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE
1	REVISED PER ZONING BOARD ENGINEER AND SPMB	10/27/25



0 5 10 20
1 INCH = 10 FT.

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J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER L.C. No. 36662
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PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
DETAILED LAYOUT PLAN

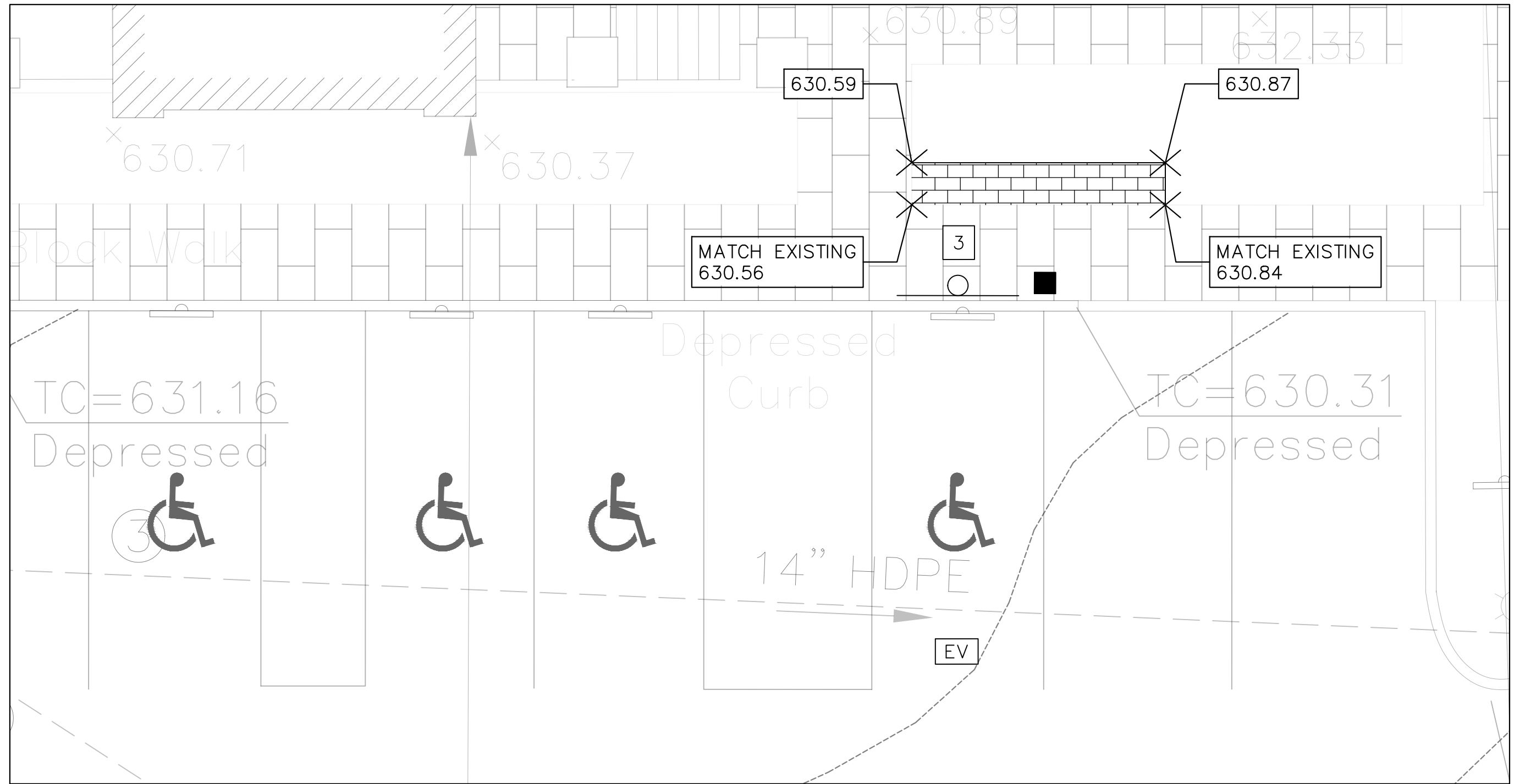
PROJECT #:
24-085

SHEET:
SP-4

REFERENCES:

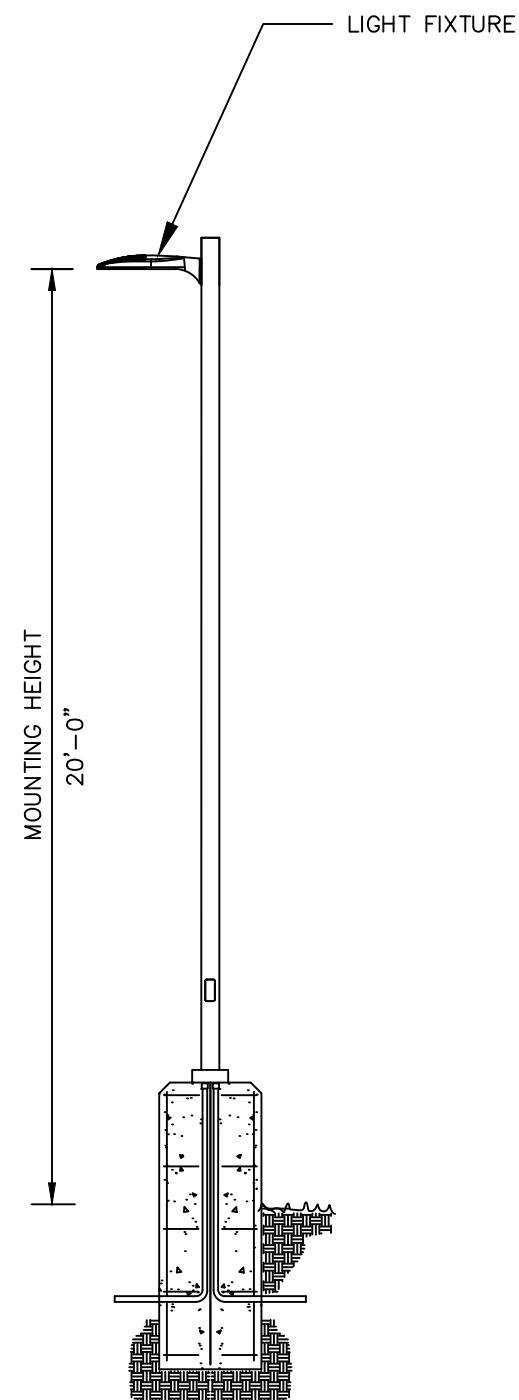
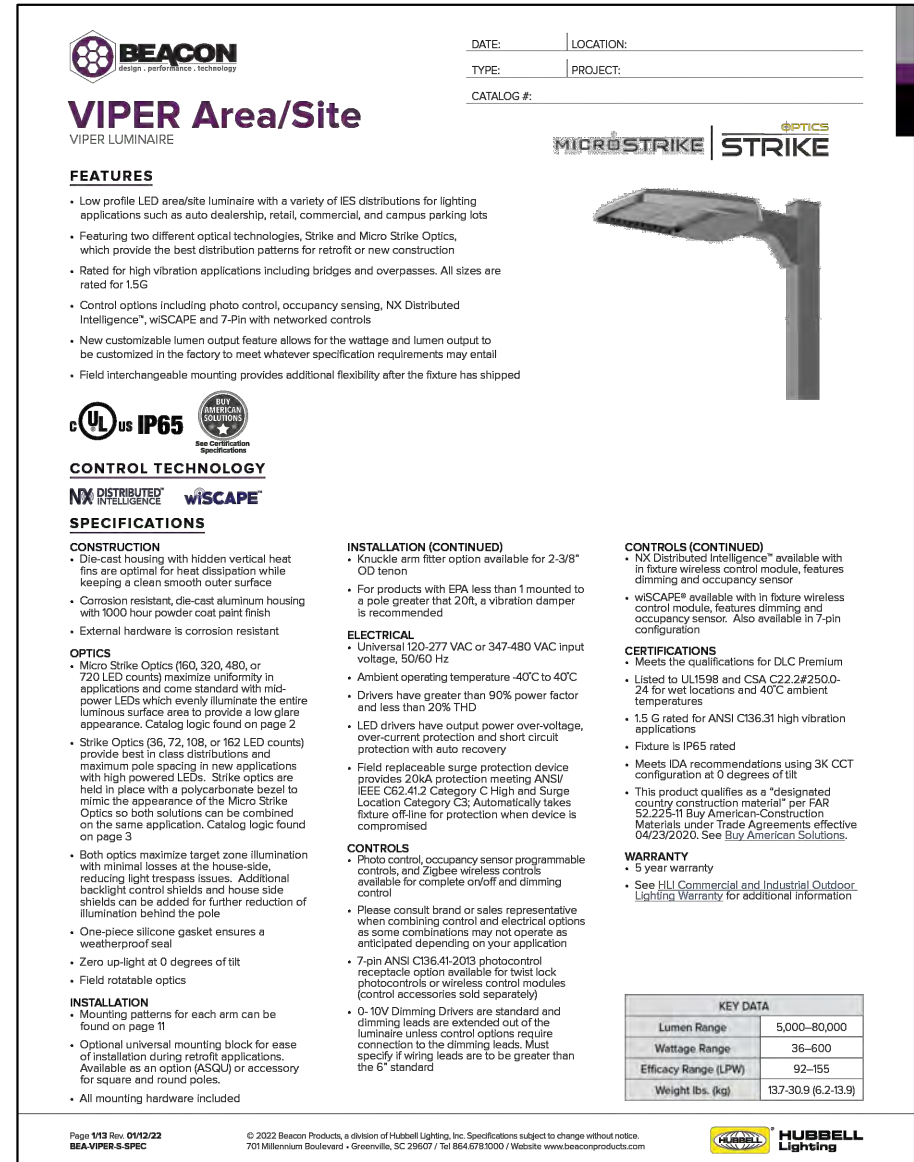
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.

SCALE: 1" = 5'



SHEET:
SP-5

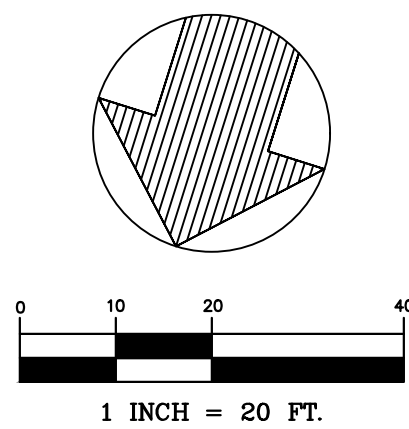
1. THE PROPOSED LIGHTING SHALL BE SET ON A DUSK TO DAWN TIMER.
2. THE COLOR OF ALL PROPOSED FIXTURES AND THEIR RESPECTIVE POLES SHALL BE SELECTED BY THE OWNER.
3. ANY DEVIATION FROM THE SPECIFIED LIGHTING FIXTURES SHALL BE SUBMITTED IN WRITING TO PETRY ENGINEERING, LLC ALONG WITH THE ACCOMPANYING POINT BY POINT ANALYSIS AND SHALL ALSO BE SUBJECT TO REVIEW AND APPROVAL BY THE WEST ORANGE PLANNING BOARD OR THEIR DESIGNEE.
4. ALL WIRING TO BE SIZED BY AND COORDINATED WITH MEP.
5. ALL NEW FIXTURES TO INCLUDE HOUSE SIDE SHIELDS.



CALCULATION SUMMARY									
Label	CalcType	Units	Avg	Max	Min	Avg Min	Max Min	P10/Lr	P10/Ct
ColdPis to Zero									
Illustration	Pc		0.8	7.8	0.0	N/A	N/A		
PROPERTY LINE									
Illustration	Pc		0.1	1.1	0.0	N/A	N/A	10'	N/A
PARKING AND DRIVE									
Illustration	Pc		2.5	5.8	0.4	0.2	16.5		
PARKING AND DRIVE# 2									
Illustration	Pc		3.0	4.7	0.9	3.3	9.2		



PETRY
ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 240028155000
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL: 973-671-5074
PETRYENGINEERING.COM

[illegible]

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J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

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PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

LIGHTING PLAN

PROJECT #:

24-085

SHEET:

SP-6

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.

TREE REPLACEMENT CALCULATIONS PER REVISED WEST ORANGE CHAPTER 25, SECTION 27
TREE PROTECTION, REMOVAL AND REPLACEMENT ORDINANCE:

REQUIREMENTS

- TREES REMOVED WITH DBH OF 4 TO 6 INCHES = 8 TREES; THEREFORE, (8) 2.5" REPLACEMENT TREES ARE REQUIRED.
- TREES REMOVED WITH DBH OF 6 TO 13 INCHES = 1 TREE; THEREFORE, (2) 4" OR (4) 2.5" REPLACEMENT TREES ARE REQUIRED.

THUS, (12) 2.5" REPLACEMENT TREES ARE PROPOSED AND MEETS COMPLIANCE.

NOTES:

- REASONABLE MEASURES SHALL BE TAKEN TO PROTECT MATURE TREES SLATED TO REMAIN ALONG ALL LIMITS OF DISTURBANCE THROUGHOUT CONSTRUCTION.
- ALL LANDSCAPING SHOWN ON THE LANDSCAPING PLAN SHALL BE MAINTAINED AND ANY DEAD OR DYING TREES SHALL BE REPLACED.
- THE LANDSCAPE PLAN SHALL INCORPORATE CHANGES OR CLARIFICATIONS, IF ANY, AS RECOMMENDED BY A CERTIFIED LANDSCAPE ARCHITECT.
- ALL TREES EXCEPT THOSE THAT ARE SHOWN TO BE REMOVED SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. ANY TREES WHICH ARE SLATED TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
- NO TREE MAY BE REMOVED UNTIL AFTER INSTALLATION BY THE APPLICANT OF STORMWATER MANAGEMENT AND SOIL EROSION CONTROL MEASURES.
- NO ONE SHALL CUT OR REMOVE TREES WITHOUT FIRST OBTAINING A TREE REMOVAL AND REPLACEMENT PERMIT FROM THE TOWNSHIP OF WEST ORANGE.
- IF ANY REPLACEMENT TREE PLANTED FAILS TO THRIVE OR DIES WITHIN TWO YEARS, IT SHALL BE REPLACED WITHIN SIX MONTHS AND THE SAME SHALL BE VIABLE FOR AN ADDITIONAL TWO (2) YEARS.

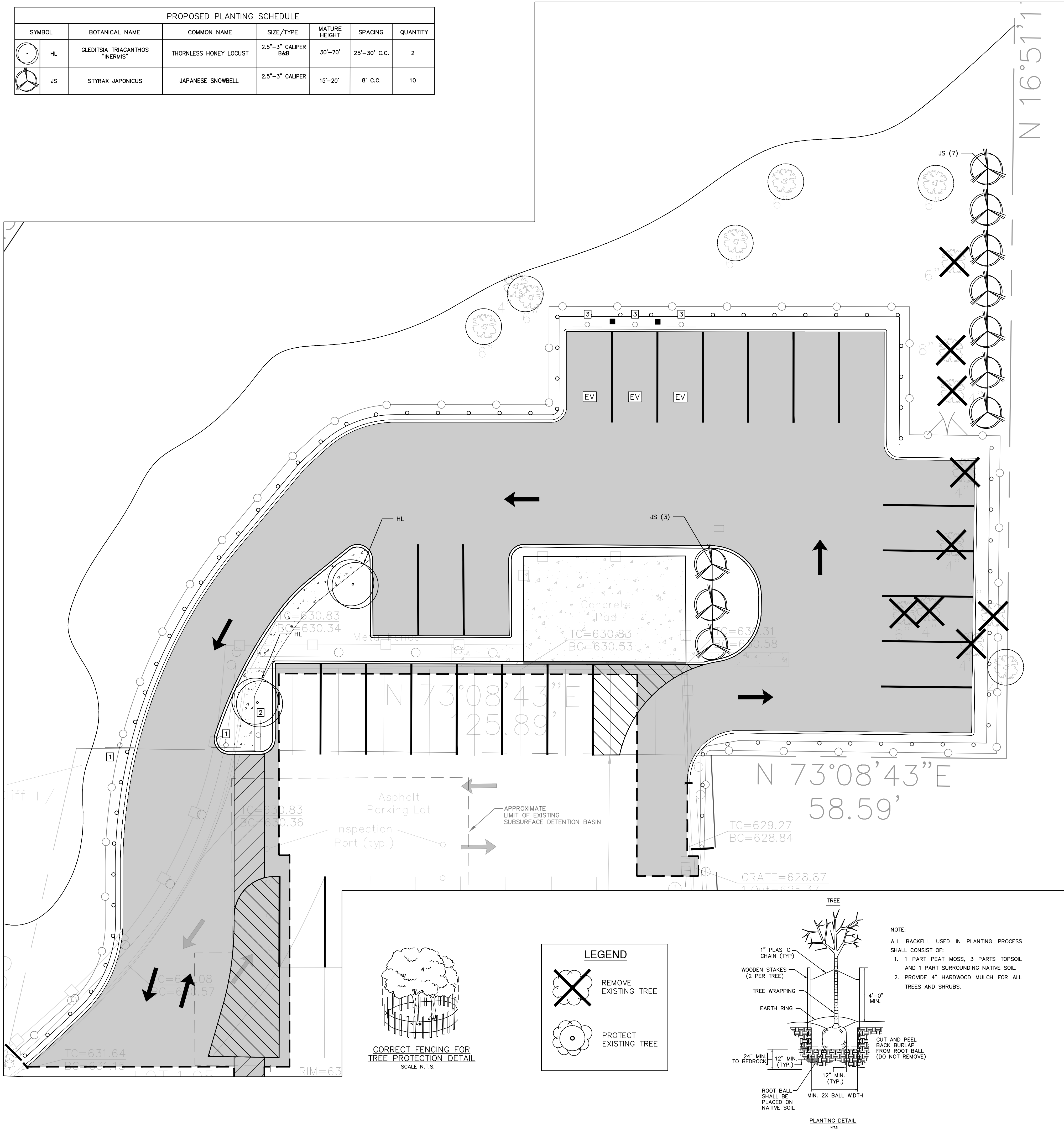
PLANTING NOTES:

- ALL PLANTS TO BE NURSERY GROWN AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM PLANTING.
- ALL PLANTS AND ENTIRE SHRUB BEDS TO RECIEVE 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
- SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING FOR SITE STABILIZATION.
- TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL ACTIVITIES RELATED TO CONSTRUCTION, TO INCLUDE ANY IMPACTED AREAS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD VERIFY AREAS OF SEED.
- TOPSOIL SHALL BE SANDY LOAM; FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; 4% ORGANIC MATTER; pH 5.0 TO 6.5.
- PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
- LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
- AREAS NOT DIRECTLY RELATED TO DEVELOPMENT WILL BE RETAINED IN THEIR NATURAL STATE.
- ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2.5 INCHES MEASURED AT A HEIGHT OF 4.5 FT. ABOVE THE TOP OF THE ROOT BALL AT THE TIME OF PLANTING.
- NEW PLANTING ARE TO BE ADJUSTED AS REQUIRED TO AVOID CONFLICTS WITH EXISTING TREES, NEW OR EXISTING UTILITIES, HARDSCAPE, OR OTHER INFRASTRUCTURE.
- TREES LOCATED CLOSER THAN 3' TO THE CURBS SHALL BE LOCATED ON PARKING LOT STRIPING.

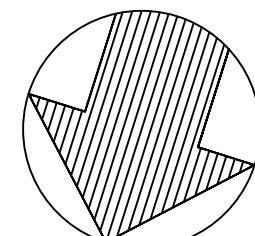
REFERENCES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.

PROPOSED PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	MATURE HEIGHT	SPACING	QUANTITY
	GLEDTISIA TRIACANTHOS "INERMIS"	THORNLESS HONEY LOCUST	2.5"-3" CALIPER B&B	30'-70'	25'-30' C.C.	2
	STYRAX JAPONICUS	JAPANESE SNOWBELL	2.5"-3" CALIPER	15'-20'	8' C.C.	10



REV	DESCRIPTION	DATE
1	REVISED PER ZONING BOARD ENGINEER AND SP/AB	10/27/25



0 5 10 20
1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: LCD

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

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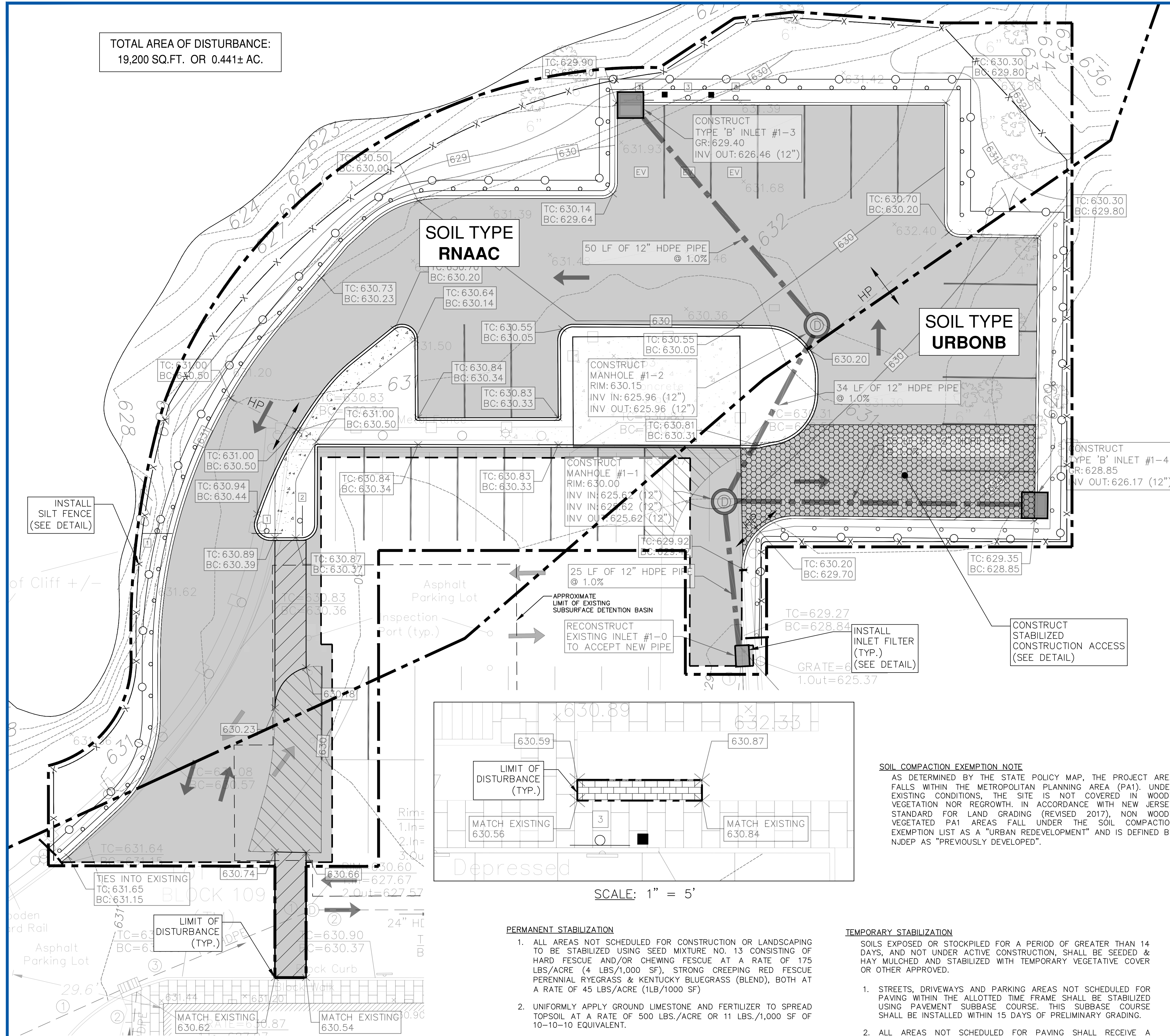
PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
**LANDSCAPING &
TREE REMOVAL PLAN**

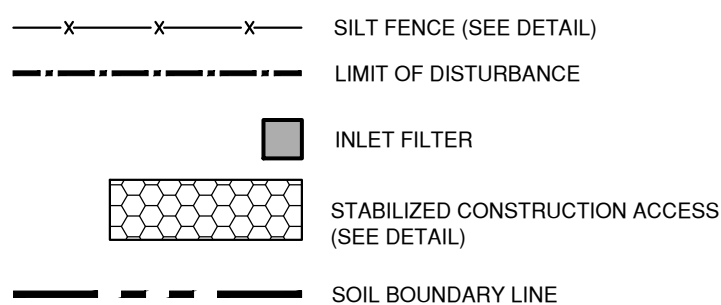
PROJECT #:
24-085

SHEET:
SP-7

TOTAL AREA OF DISTURBANCE:
19,200 SQ.FT. OR 0.441± AC.



SOIL EROSION LEGEND



SOIL LEGEND

SOIL INFORMATION OBTAINED FROM WEB SOIL
SURVEY, MAP PRINTED ON 12-16-2024

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

RNAAC - ROCK OUTCROP

SOIL EROSION AND SEDIMENT CONTROL NOTES

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

2. All soil erosion and sediment control practices on this plan will be constructed in accordance with the **"New Jersey Standards for Soil Erosion and Sediment Control"** 7th Edition **last revised December 2017**. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
3. All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent revegetation is established.
4. **Seeding Dates:** The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEFSCD: **Spring - 3/15-5/15** and **Fall - 8/15 - 10/1**.
5. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
6. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
7. Much materials shall be un-rotted small grain straw applied at the rate of 70 to 100 pounds per 1,000 square feet and anchored with a much anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
8. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be repaired immediately.
9. 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@HEFSCD.ORG
10. **The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, N.J. DCA or any other controlling agency.** Contact the District at 862-333-4505 to request a Final Inspection, giving advance notice upon completion of the revegetation measures. A performance bond shall be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
11. Paved roadways must be kept clean at all times. Do not utilize a tire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated area contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control basins.
12. All surface hedges, lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmness in place, is **required**, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
13. All plan revisions must be submitted to the District for proper review and approval.
14. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2" - 1" crushed angular stone (ASTM 2 or 3) to a minimum depth of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
15. Deep slope incuring 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.
16. **The Hudson-Essex-Passaic Soil Conservation District will be notified, in writing, for the sale of any portion of the project prior to the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

<http://hepsoilnj.org>
HEPSCD251SESCNOTES_7THEDREV2017

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST

1. MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).
2. VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1) AND PERMANENT STABILIZATION WITH SOD (PG. 6-1).
3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCKY SOILS), KEEP TRAFFIC OFF THESE AREAS.
4. TILLAGE - THIS IS TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF WHISLE-SPRAYS. SPRAYED ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
5. SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.
6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, BRATE WALLS, BALES OF HAY AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
7. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE, IF USED ON STEEPER SLOPES. THIS USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

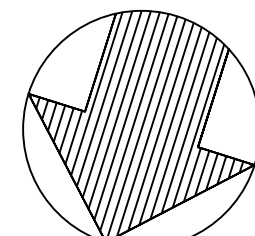
MATERIAL	WATER DILUTION	TYPE OF NOZZEL	APPLY GALLONS/AC RE
ANIONIC ASPHALT EMULSION	7:1	COARSE SORAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLA MIDE (PAM) SPRAY ON/ DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 26-1)		
ACIDULATED SOAP BEAN SOAP STICK	NONE	COARSE SPRAY	1200

SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY EROSION CONTROL MEASURES (DURATION: APPROX. 1 DAY)
2. COMPLETE ALL DEMOLITION (DURATION: APPROX. 2 DAYS)
3. CONSTRUCTION IN ACCORDANCE WITH ARCHITECTURAL AND CIVIL DESIGN PLANS (DURATION: APPROX. 2 MONTHS)
4. REMOVE AND REINSTALL FILTER FABRIC AS NEEDED TO ACCOMMODATE CONSTRUCTION SEQUENCING. (DURATION: APPROX. 1 DAY)
5. FINAL GRADING AND STABILIZATION (DURATION: APPROX. 2 DAYS)
6. UPON STABILIZATION OF ALL AREAS, REMOVE ALL SOIL EROSION DEVICES AND CLEAN ENTIRE DRAINAGE SYSTEM. (DURATION: APPROX. 1 DAY)

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.

[illegible]

1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: LCD



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
SOIL EROSION AND
SEDIMENT CONTROL
PLAN

PROJECT #:
24-085

SHEET:
SP-8

GENERAL NOTES:

- 1.ALL SITE IMPROVEMENTS TO BE PERFORMED IN ACCORDANCE WITH NJDOT SPECIFICATIONS (LATEST EDITION) UNLESS OTHER WISE NOTED.
- 2.THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST, AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- 3.THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH EXISTING LOCAL, COUNTY OR STATE REGULATIONS, OR ANY OTHER AGENCIES HAVING JURISDICTION IN THESE MATTERS.
- 4.THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE UTILITIES WITH THE UTILITY DEPARTMENTS PRIOR TO CONSTRUCTION.
- 5.THE DRAWINGS SHOW THE EXISTING CONDITIONS WHICH ARE LIKELY TO AFFECT THE PROSECUTION OF THE WORK INSOFAR AS THEY HAVE BEEN DETERMINED. THESE DRAWINGS SHOULD NOT BE USED FOR SCALING OF DIMENSIONS OR FOR DETERMINING RIGHT-OF-WAY AND PROPERTY LIMITS.
- 6.THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS OF SURFACE EVIDENCE AND CERTAIN INFORMATION CONTAINED IN THE PUBLIC RECORD AND RECORD DATA PROVIDED BY THE OWNER. THIS PLAN IN NO WAY REPRESENTS A GUARANTEE, EXPRESS OR IMPLIED, TO THE ACCURACY OF THESE PLOTTED LOCATIONS. ADDITIONALLY, THESE PLANS MAKE NO GUARANTEE THAT UTILITIES AND OTHER SUBSURFACE STRUCTURES ARE THE ONLY SUBSURFACE STRUCTURES.
- 7.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY HIS OPERATIONS. ALL COST ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
- 8.THE COORDINATION OF THE LOCATION OR RELOCATION, WHERE REQUIRED, OF TELEPHONE, ELECTRIC, GAS, WATER,AND ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR, AND THE SAME SHALL BE COORDINATED TO ENSURE COMPLETION WITHIN THE TIME PERMITTED.
- 9.THE CONTRACTOR SHOULD NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- 10.EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMITS SHALL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
- 11.THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING IN ADVANCE OF PIPEWORK TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING UTILITY NOTED ON THE DRAWINGS PRIOR TO CONSTRUCTION. EXCEPT FOR THE EXCAVATION OF TEST PITS AS NOTED ON THE DRAWINGS OR WHEN DIRECTED BY THE ENGINEER, NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK BUT SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
- 12.THE CONTRACTOR SHALL SUPPLY AND ERECT NECESSARY WARNING SIGNS AND PROPER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE (TOWNSHIP) POLICE DEPARTMENT. THE CONTRACTOR SHALL FURNISH FLAGMEN AS MAY BE REQUIRED TO MAINTAIN TRAFFIC. THE CONTRACTOR SHALL CONTACT THE POLICE DEPARTMENT PRIOR TO STARTING ANY WORK AND NOTIFY THEM OF HIS PROPOSED OPERATIONS.
- 13.THE CONTRACTOR SHALL BACKFILL AND PAVE ANY OPEN TRENCH AT THE END OF EACH DAY AND SHALL TAKE ANY NECESSARY PRECAUTION TO PROVIDE A SAFE AND ACCESSIBLE WORK AREA FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
- 14.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICLE ACCESS TO ALL DRIVEWAYS, BUILDING ENTRANCES, AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM EXTENT PRACTICABLE.
- 15.ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER IS MORE STRINGENT.)
- 16.THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING CURB IN THE IMMEDIATE VICINITY OF THE CONSTRUCTION WORK. PLANKS SHALL BE PLACED OVER CURBS TO PREVENT DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ANY CURB WHICH IS DAMAGED, DISTURBED, OR REMOVED IN AREAS OTHER THAN WHERE THE PIPELINE CROSSES EXISTING CURBING, AS SHOWN ON THE DRAWINGS, SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS.
- 17.THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF NJ WORKERS HEALTH AND SAFETY ACT (N.J.A.C. 12:110 ET. SEQ.) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.
- 18.THE CONTRACTOR SHALL CONTRACT WITH THE (TOWNSHIP OF WEST ORANGE) TO PROVIDE UNIFORMED POLICE FLAGMEN AS NECESSARY FOR WORK CONDUCTED WITHIN ROADWAYS.
- 19.SELECT FILL SHALL BE EITHER CLASS I OR II SOIL.

UTILITY NOTES:

- 1.EXCESS EXCAVATED MATERIAL WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMIT WILL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
- 2.THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND AWWA STANDARDS.
- 3.PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES AND A HORIZONTAL CLEARANCE OF 10 FEET BETWEEN WATER LINES AND UTILITIES OR OBSTRUCTIONS, UNLESS OTHERWISE SHOWN.
- 4.ALL FITTINGS ARE TO BE MECHANICAL JOINT WITH RETAINER GLANDS. HOWEVER, SOME FITTINGS SHALL REQUIRE THE INSTALLATION OF THRUST BLOCKS AS SHOWN IN THE DRAWINGS. PROVIDE CONCRETE THRUST BLOCKS IN ACCORDANCE WITH DETAILS OR AS NOTED THE DRAWINGS, OR AS REQUIRED BY SPECIFIC SOIL CONDITIONS ENCOUNTERED. TYPICAL THRUST BLOCK REACTION DETAILS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. WHERE GALVANIZED RODS ARE TO BE USED FOR ANCHORINGS FITTINGS OR VALVES, THE COST OF SUCH MATERIALS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR DUCTILE IRON FITTINGS AND GATE VALVES.
- 5.NOTIFY THE ENGINEER, WATER, AND FIRE DEPARTMENTS 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING WATER MAINS.
- 6.THE CONTRACTOR SHALL INSTALL TEMPORARY AIR RELEASE TAPS, AND SAMPLING TAPS WITH COPPER SAMPLING PIPE FOR TESTING AND DISINFECTION AS NEEDED OR AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE SAMPLING PIPE AND CLOSE OFF THE TAP AT THE MAIN AFTER COMPLETION OF ALL TESTING AND WHEN APPROVED BY THE ENGINEER. THE FURNISHING, INSTALLATION, AND REMOVAL OF TAPS AND PIPE SHALL BE INCLUDED IN UNIT PRICE BID FOR TESTING AND DISINFECTION.
- 7.THE GENERAL LOCATION OF FIRE HYDRANTS AND CURB BOXES ARE SHOWN ON THE DRAWINGS. HYDRANTS AND CURB BOXES SHALL BE LOCATED IN THE FIELD BY THE WATER DEPARTMENT PRIOR TO CONSTRUCTING THE WATER MAIN, DUE TO FUTURE ROAD RECONSTRUCTION WHICH SHALL RESULT IN THE RELOCATION OF EXISTING CURB AND CHANGES IN THE GRADE. THE WATER DEPARTMENT SHALL PROVIDE THE FINISHED GRADE ELEVATION FOR SETTING THE HYDRANT AND VALVE BOX.

- 8.ANY EXISTING FIRE HYDRANTS TO BE REMOVED SHALL BE DELIVERED TO THE WATER DEPARTMENT YARD.
- 9.THE APPROXIMATE LOCATION OF WATER SERVICE CONNECTIONS IS SHOWN IN THE DRAWINGS; THE EXACT LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNER.
- 10.CONSTRUCTION AND TRANSFER OF SERVICES SHALL ONLY BE PERFORMED AFTER THE MAIN HAS BEEN TESTED AND DISINFECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THIS INCLUDES THE INSTALLATION OF SERVICE CORPORATIONS.
- 11.THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP DRAWINGS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO DOMESTIC WATER SERVICE, FIRE WATER SERVICE, GAS, SANITARY, ELECTRIC, AND ETC.
- 12.THE MINIMUM EARTH COVER OVER ALL NEW WATER MAINS SHALL BE 4 FEET UNLESS OTHERWISE INDICATED ON DRAWINGS. THE PIPE SHALL BE DUCTILE IRON, CEMENT LINED WITH RESTRAINED PUSH-ON JOINTS UNLESS OTHERWISE INDICATED. PIPE CLASSIFICATION FOR THE WATER MAINS SHALL BE CLASS 52. ALL FITTINGS SHALL BE DUCTILE IRON CEMENTS-LINED WITH MECHANICAL JOINTS, WITH RETAINER GLANDS CLASS 350 UNLESS OTHERWISE INDICATED ON DRAWINGS OR REQUIRED BY THE ENGINEER. ALL PIPE AND FITTINGS SHALL BE POLYETHYLENE ENCLOSED.

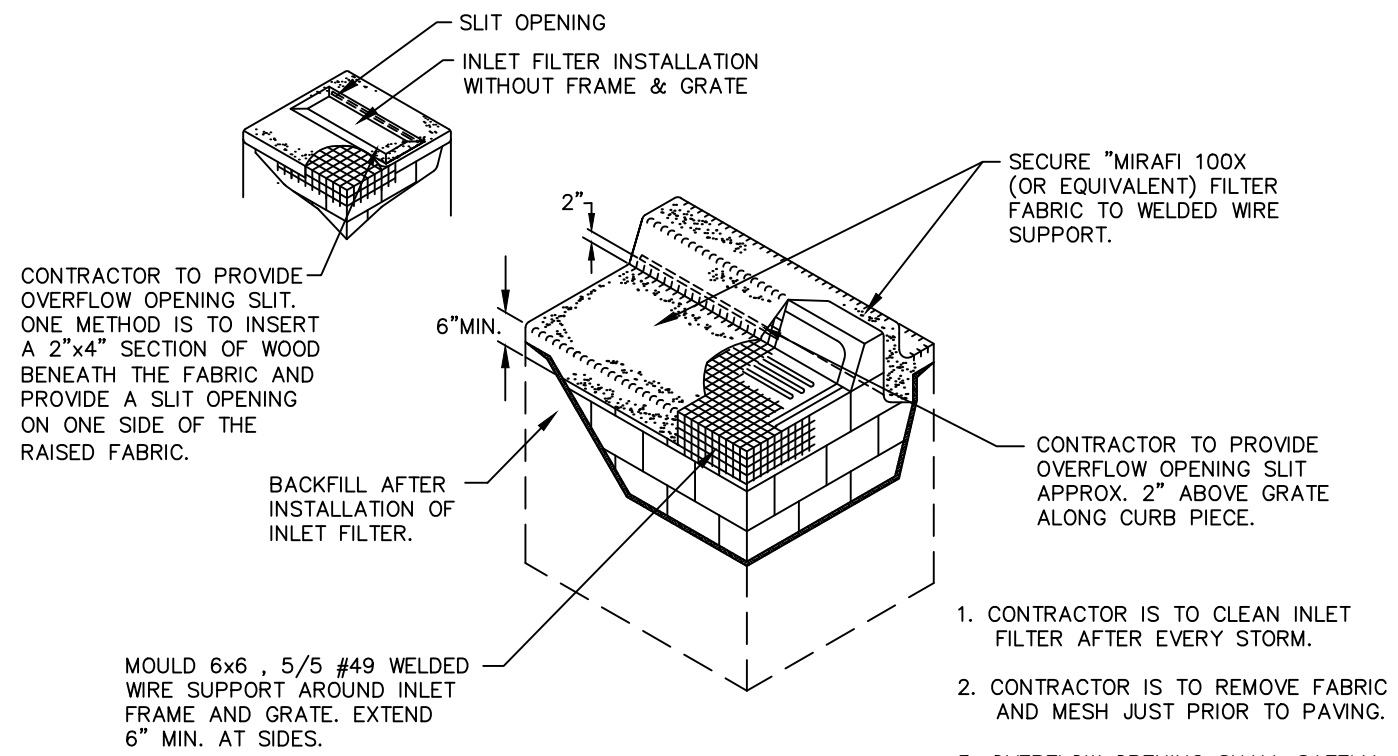
- 13.THE MINIMUM EARTH COVER OVER ALL OTHER UTILITIES IS TO BE 2' FEET UNLESS OTHERWISE INDICATED ON DRAWINGS.
- 14.WHERE EXISTING MAINS ARE TO BE ABANDONED IN PLACE, ALL OPENINGS FROM CUT PORTIONS SHALL BE COMPLETELY SEALED WITH NON-SHRINK QUICK-SETTING CEMENT, AS APPROVED BY THE ENGINEER. DO NOT BACKFILL UNTIL THE CEMENT IS CURED.
- 15.INSTALLATION OF NEW COPPER SERVICES SHALL BE PERFORMED BY OPEN TRENCH EXCAVATION IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS. THE EMPLOYMENT OF ALTERNATIVE METHODS SHALL NOT BE PERMITTED.
- 16.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY THEIR OPERATIONS. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
- 17.WORK PERFORMED ON COUNTY ROADS SHALL BE LIMITED TO THE HOURS OF 9:00 A.M. TO 4:00 P.M. UNLESS OTHERWISE PERMITTED BY THE COUNTY.
- 18.ALL UTILITIES TO BE ABANDONED SHALL BE ABANDONED IN THE STREET ACCORDING TO ALL APPLICABLE CODES.

DEMO NOTES:

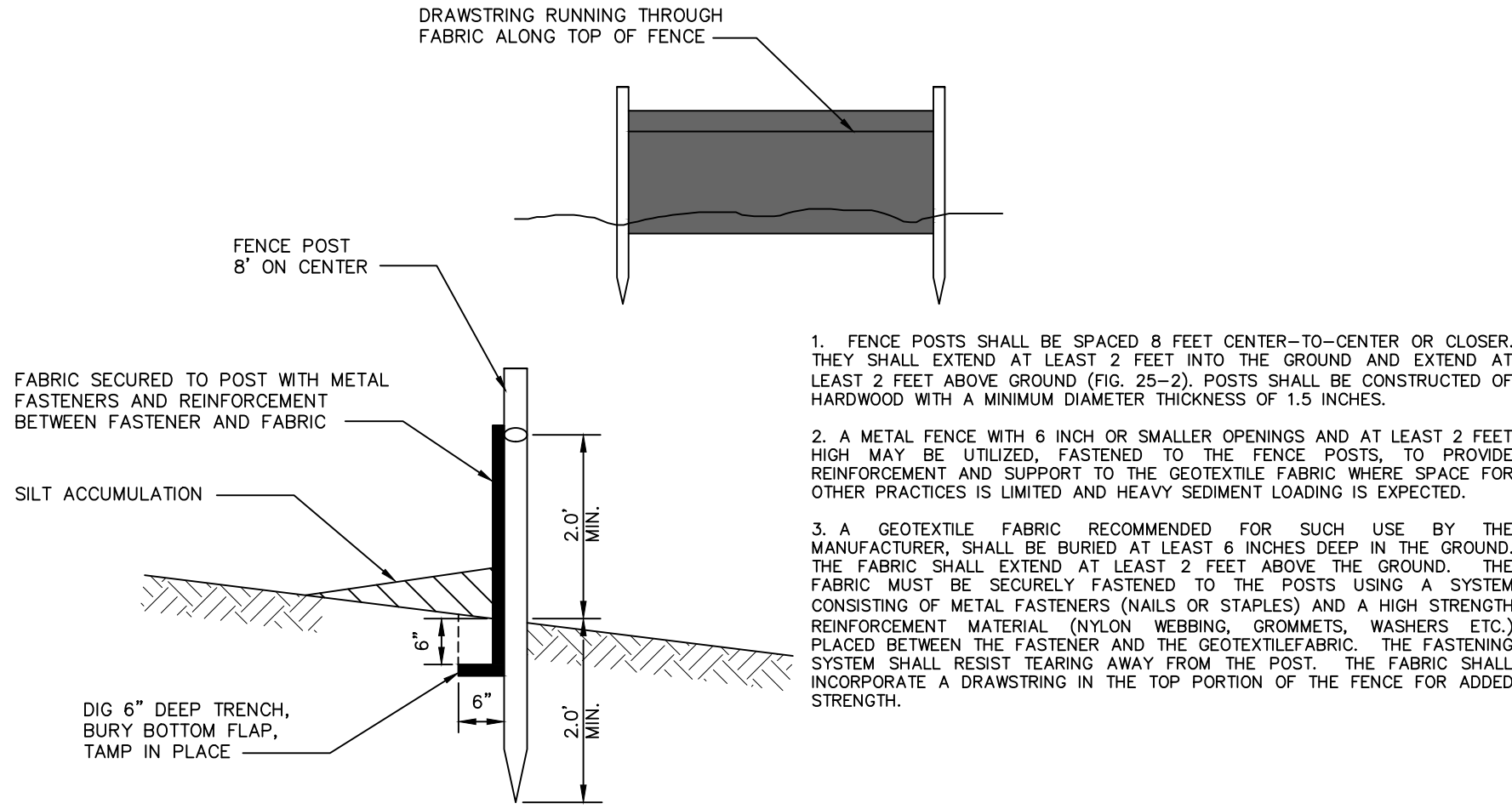
- 1.DISCONNECTION OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE UTILITY AUTHORITY CONCERNED. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN CONFIRMATION FROM UTILITY COMPANIES THAT ALL SERVICE TO THE SITE HAS BEEN TERMINATED PRIOR TO CAPPING, ABANDONMENT, OR REMOVAL OF ANY SUCH UTILITIES.
- 2.EXISTING BUILDINGS, STRUCTURES, CURBS, UTILITIES, SIGNS, LANDSCAPING, AND ANY OTHER IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. SHOULD DAMAGES OCCUR, THE OWNER SHALL BE NOTIFIED IMMEDIATELY, AND REPAIRS SHALL BE MADE TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- 3.ALL CONCRETE, CMU, PAVER, AND BRICK MATERIAL DESIGNATED FOR DEMOLITION SHALL BE COMPLETELY REMOVED FROM THE SITE. INCLUDING, BUT NOT LIMITED TO, SLABS, FLOORS, BARRIERS, CURBS, AND SIDEWALKS.
- 4.WALLS, BEAMS, COLUMNS, FLOOR, SLABS, PAVEMENTS, RAMPS, FOOTINGS, AND ALL OTHER BUILDING COMPONENTS OR APPURTENANCES DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THE RESULTING DEPRESSIONS SHALL BE FILLED AND COMPACTED AS DIRECTED, USING ONLY SUITABLE MATERIAL FROM ON-SITE MATERIAL OR APPROVED MATERIAL FROM OFF-SITE. NO DEBRIS FROM DEMOLITION OR OTHER UNSUITABLE MATERIAL SHALL BE USED. IN SPECIAL CASES, DEEP-SEALED CONCRETE OR MASONRY STRUCTURES WHICH SHALL NOT INTERFERE WITH SUBSEQUENT CONSTRUCTION MAY REMAIN IN PLACE IF SO APPROVED BY THE OWNER'S ENGINEER.
- 5.FOLLOWING THE DEMOLITION AND REMOVAL OF ALL IMPROVEMENTS SO DESIGNATED, THE DISTURBED AREA SHALL BE GRADED, AS DIRECTED BY THE OWNER'S ENGINEER, SO THAT THE RESULTING LANDFORM SHALL NOT ALLOW FOR PONDING OR THE FORMATION OF GULLIES RESULTING FROM STORMWATER RUN-OFF.
- 6.CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL.
- 7.THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OF ANY EXISTING SITE LIGHTING WITH THE APPROPRIATE UTILITY COMPANY. LIGHT POLES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED.

ADA ACCESSIBLE ROUTE NOTES:

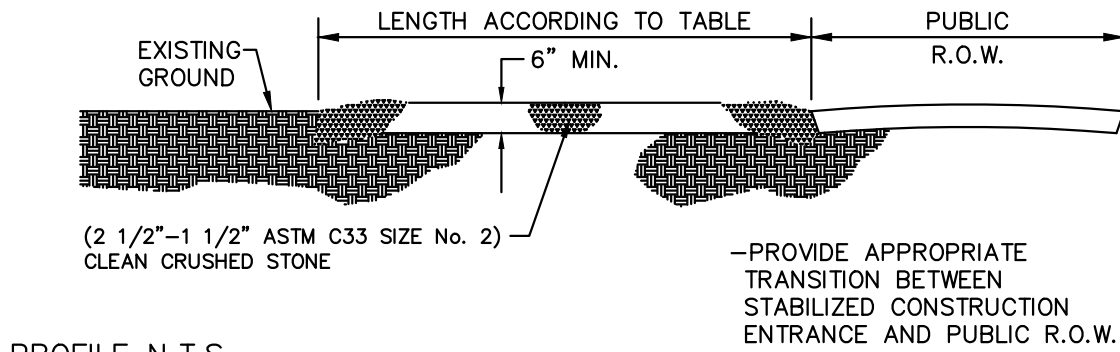
- GENERAL ADA NOTES:
1.ALL ADA ACCESSIBLE COMPONENTS AND ROUTES SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE FEDERAL AND LOCAL STANDARDS.
- NON-RAMP ACCESSIBLE ROUTES:
1.ADA ACCESSIBLE ROUTES SHALL NOT HAVE A SLOPE OF GREATER THAN 5% IN THE DIRECTION OF TRAVEL.
2.THE CROSS SLOPE OF ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 2%.
3.THE MINIMUM WIDTH OF A SIDEWALK SHALL BE 4 FEET.



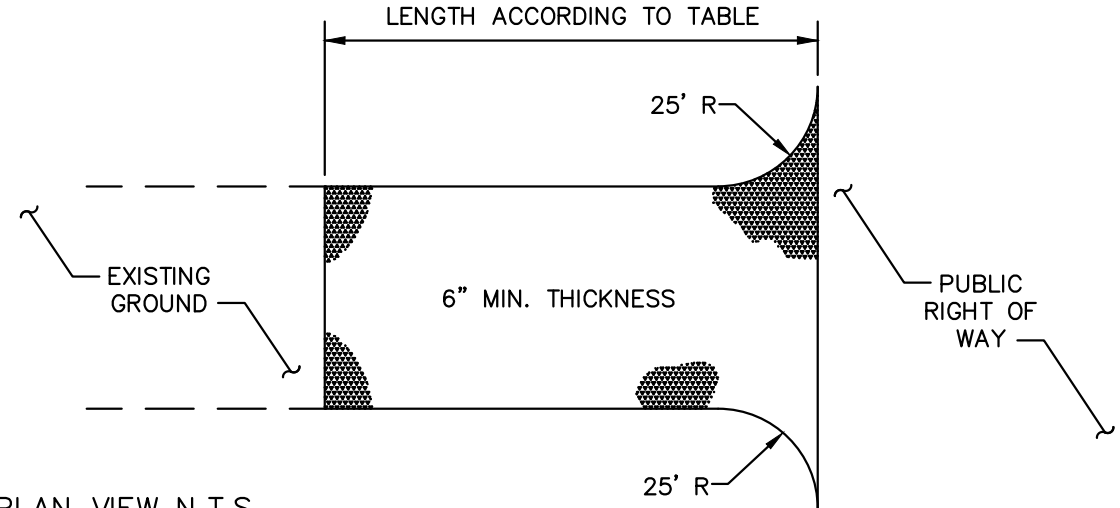
INLET FILTER DETAIL
SCALE N.T.S.



SILT FENCE DETAIL
SCALE N.T.S.



PROFILE N.T.S.



PLAN VIEW N.T.S.

PERCENT SLOPE OF ROADWAY	LENGTH OF CONSTRUCTION EXIT TABLE	
	LENGTH OF STONE REQUIRED	
0 TO 2%	COURSE GRAINED SOILS	FINE GRAINED SOILS
	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

STABILIZED CONSTRUCTION ACCESS DETAIL
SCALE N.T.S.

PETRYENGINEERING, LLC

DRWAY & CIVIL ENGINEERING
1050 WILSON AVENUE • FAIRFIELD, NJ 07004
TEL: (973) 272-7004 FAX: (973) 272-7074
PETRYENGINEERING@GMAIL.COM

REV	DESCRIPTION	DATE
1	REVISED PER ZONING BOARD ENGINEER AND SP4WD	10/27/25

CHECKED BY: SPD

DRAFTED BY: LCD

PETRYENGINEERING, LLC

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TEL: (973) 272-7004 FAX: (973) 272-7074
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J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

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PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

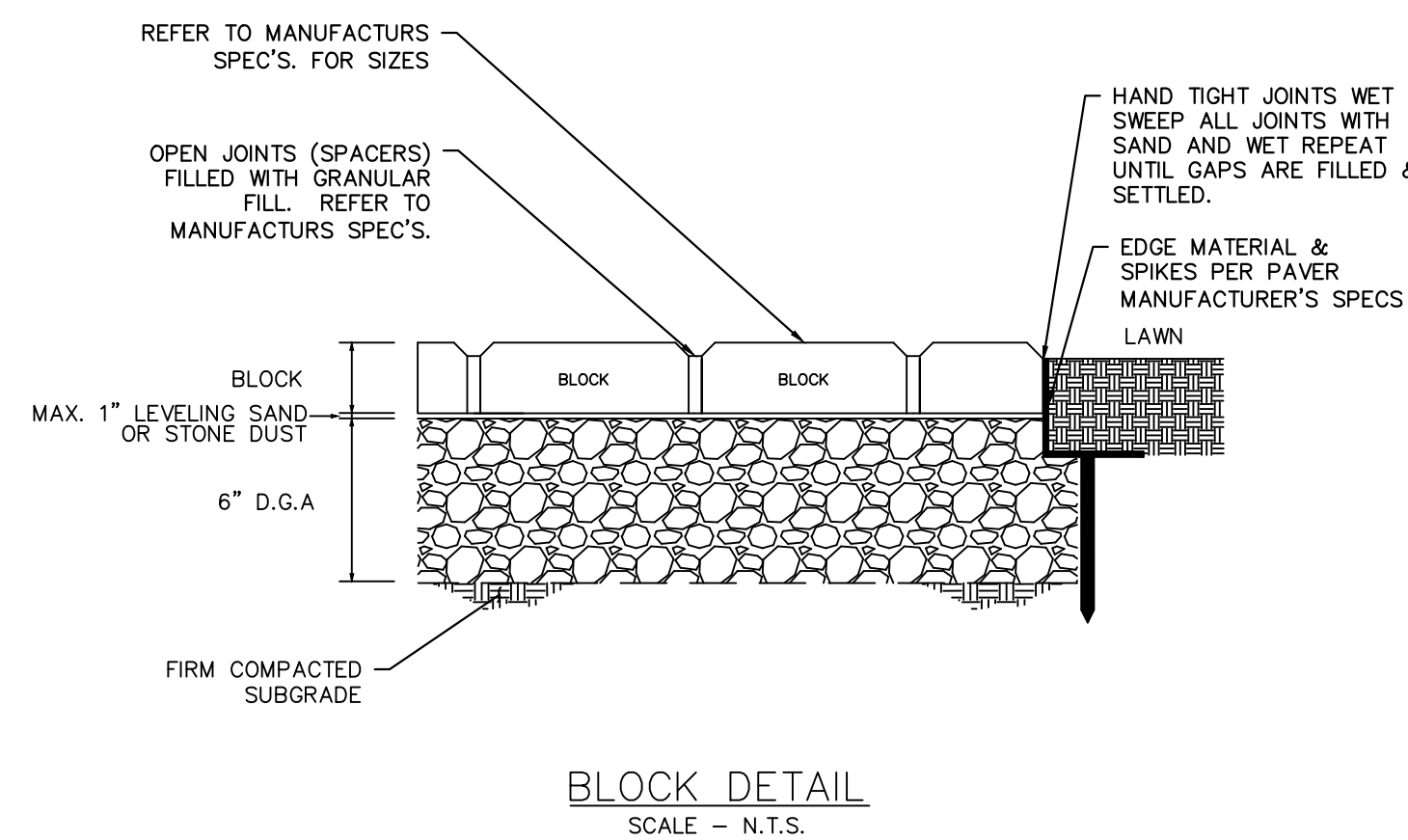
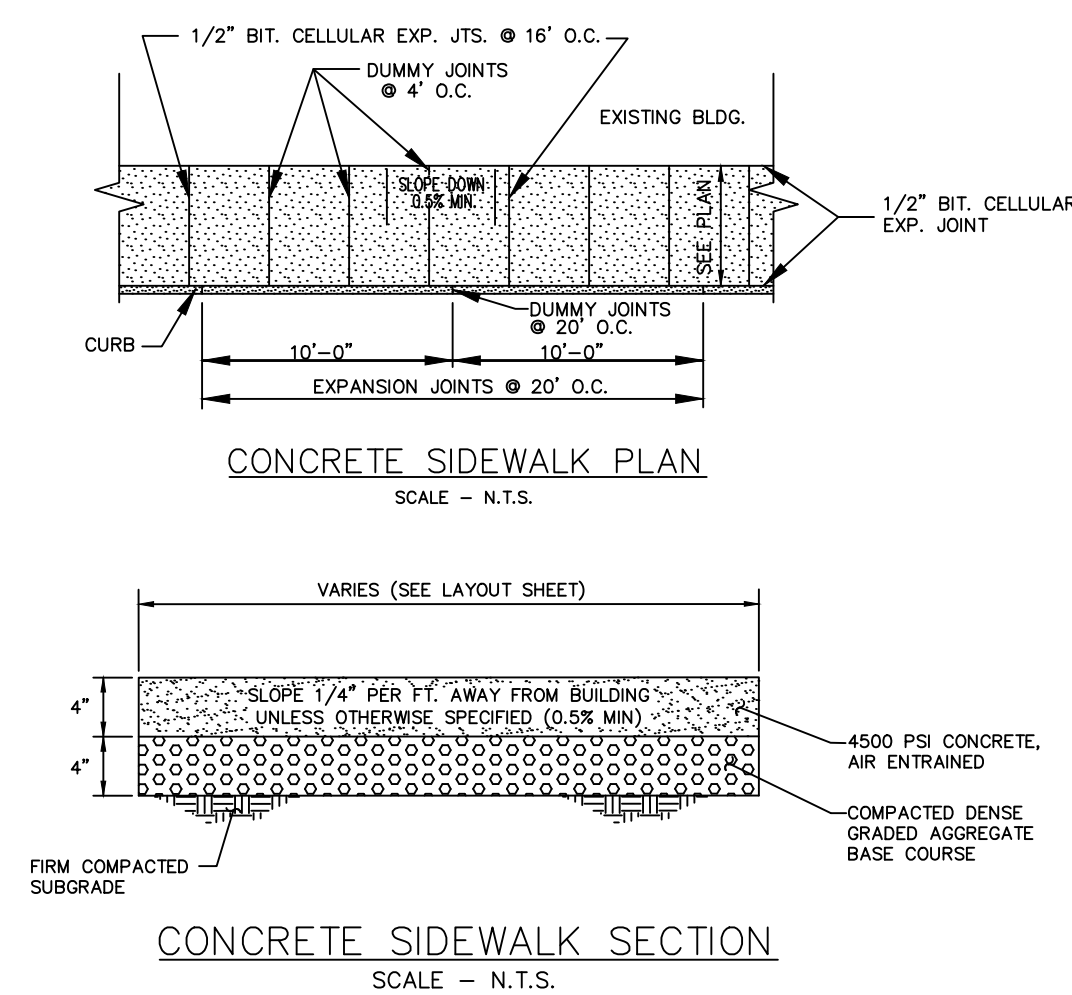
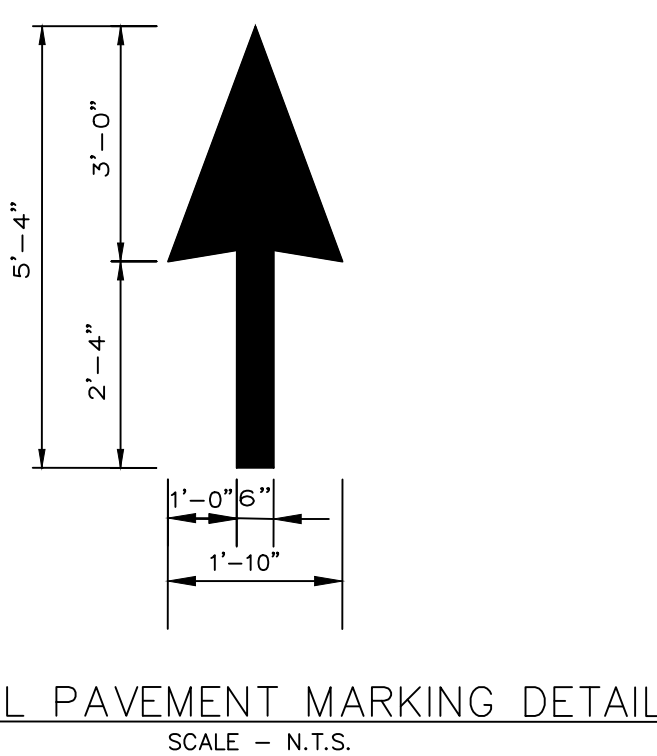
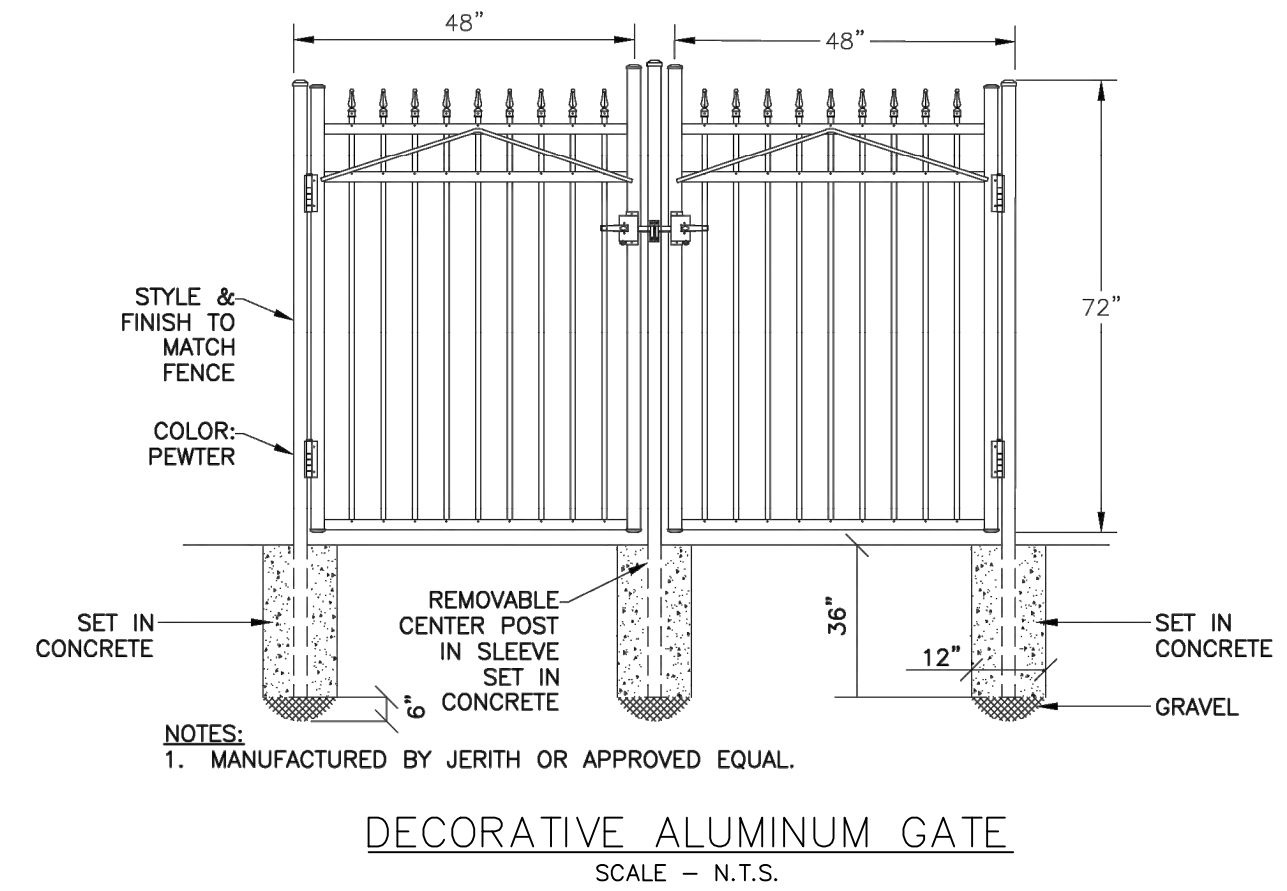
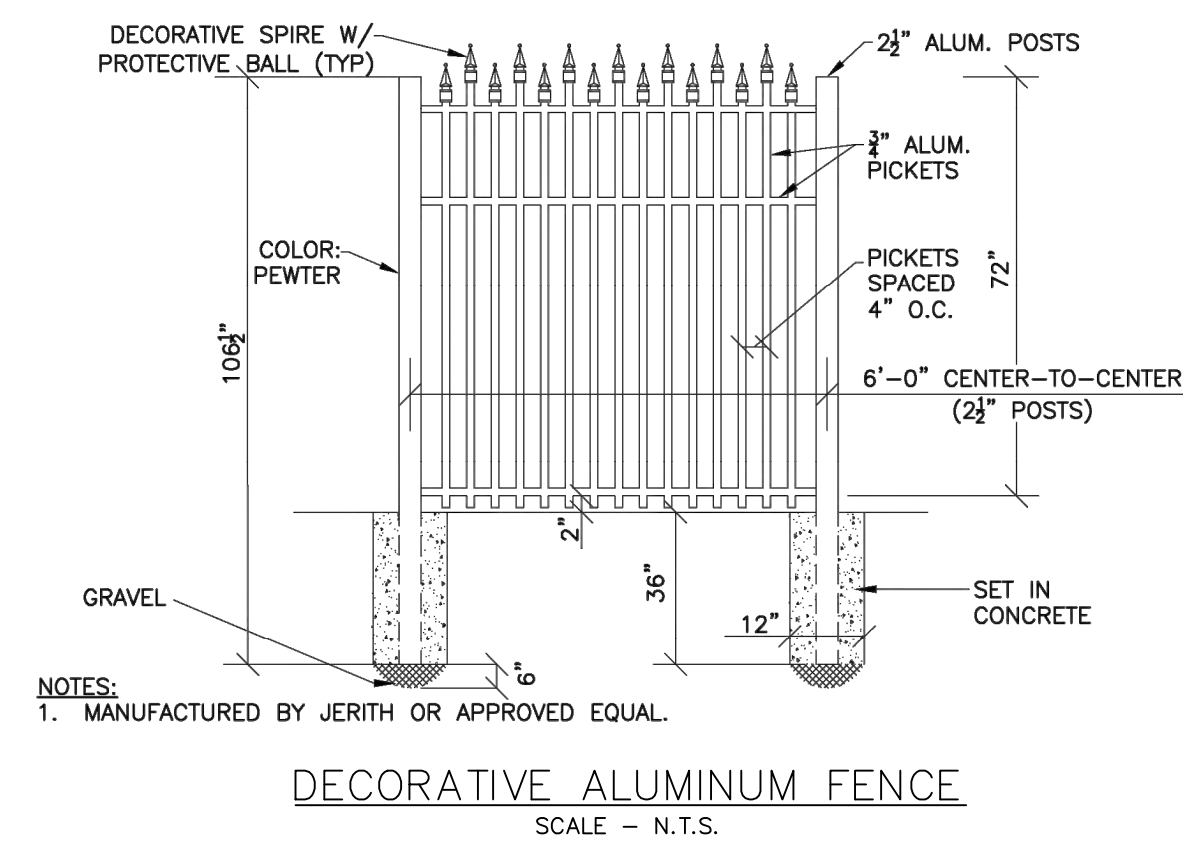
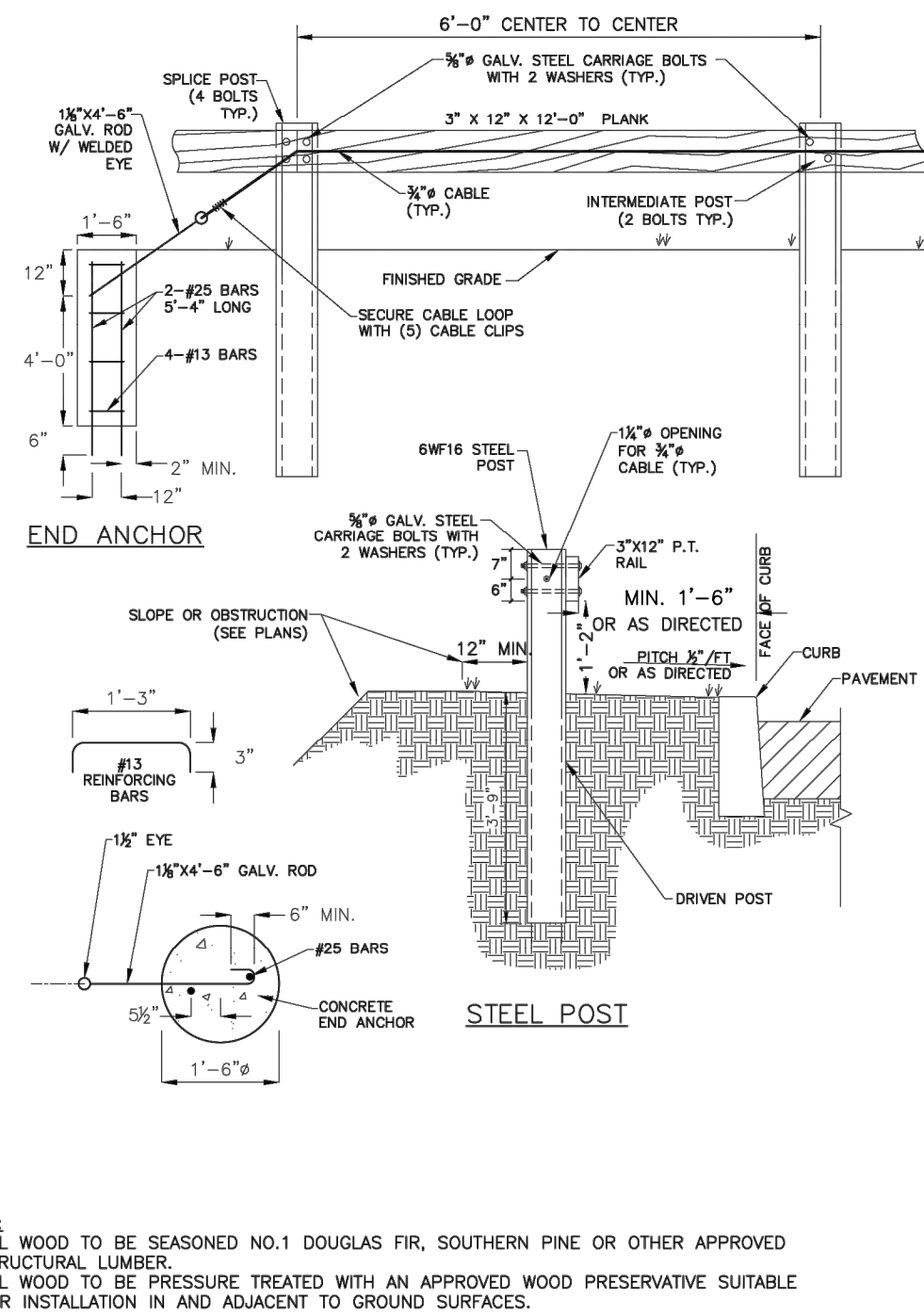
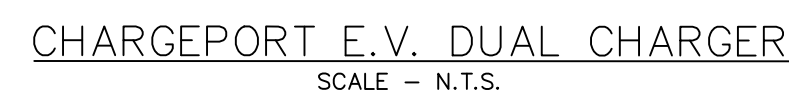
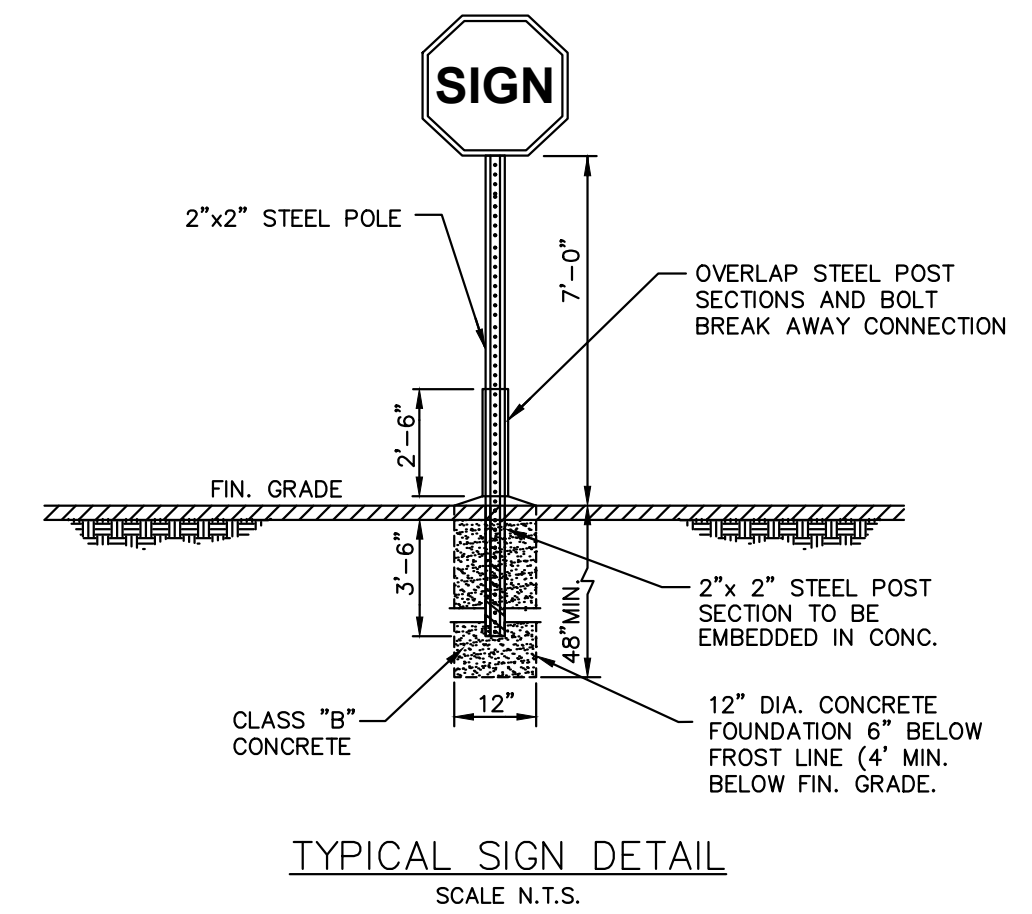
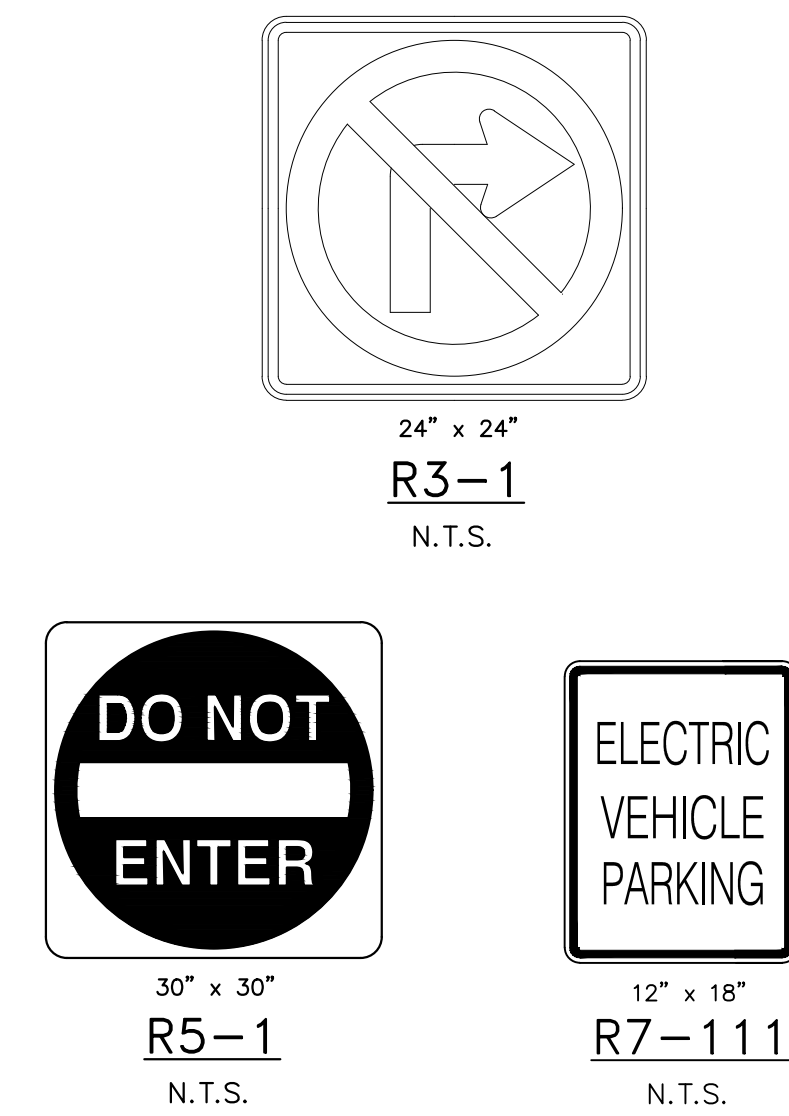
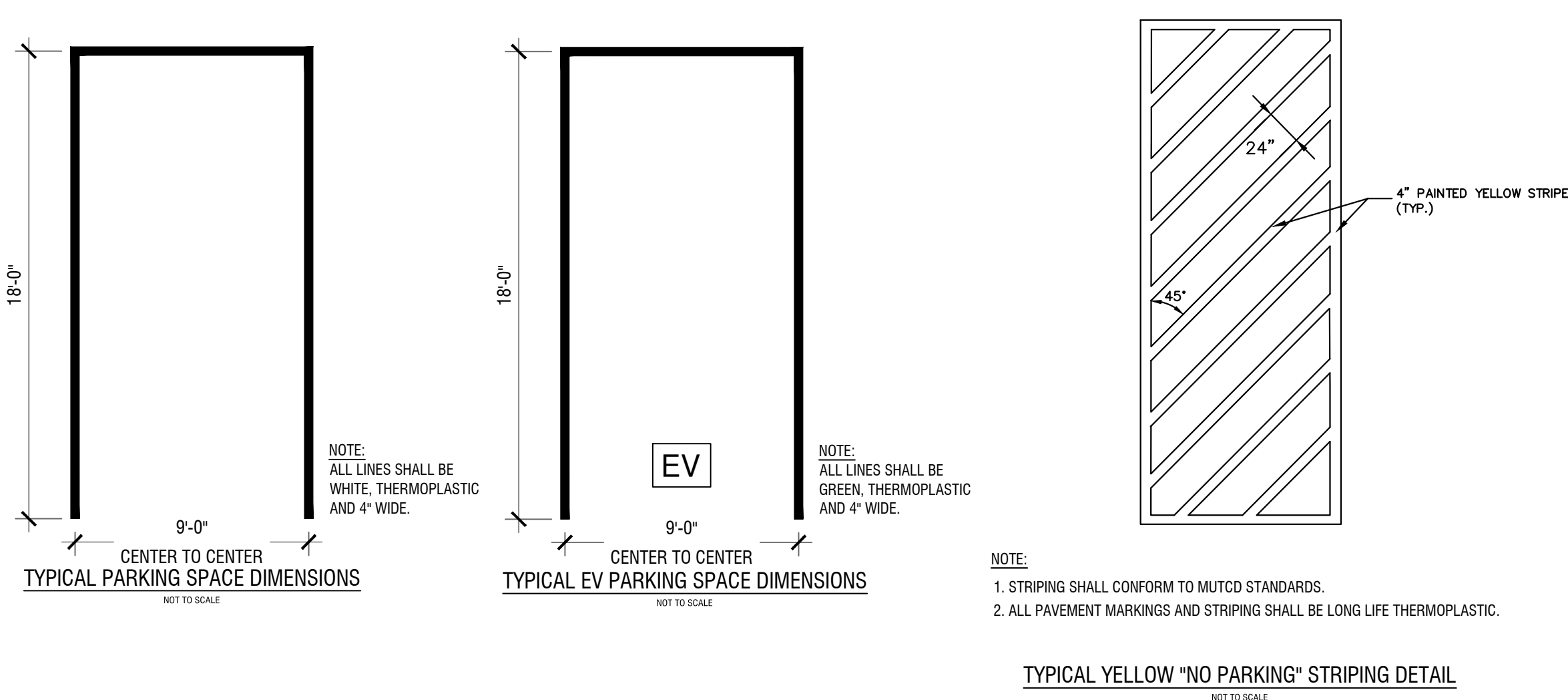
**GENERAL NOTES
& SESC DETAILS**

PROJECT #:

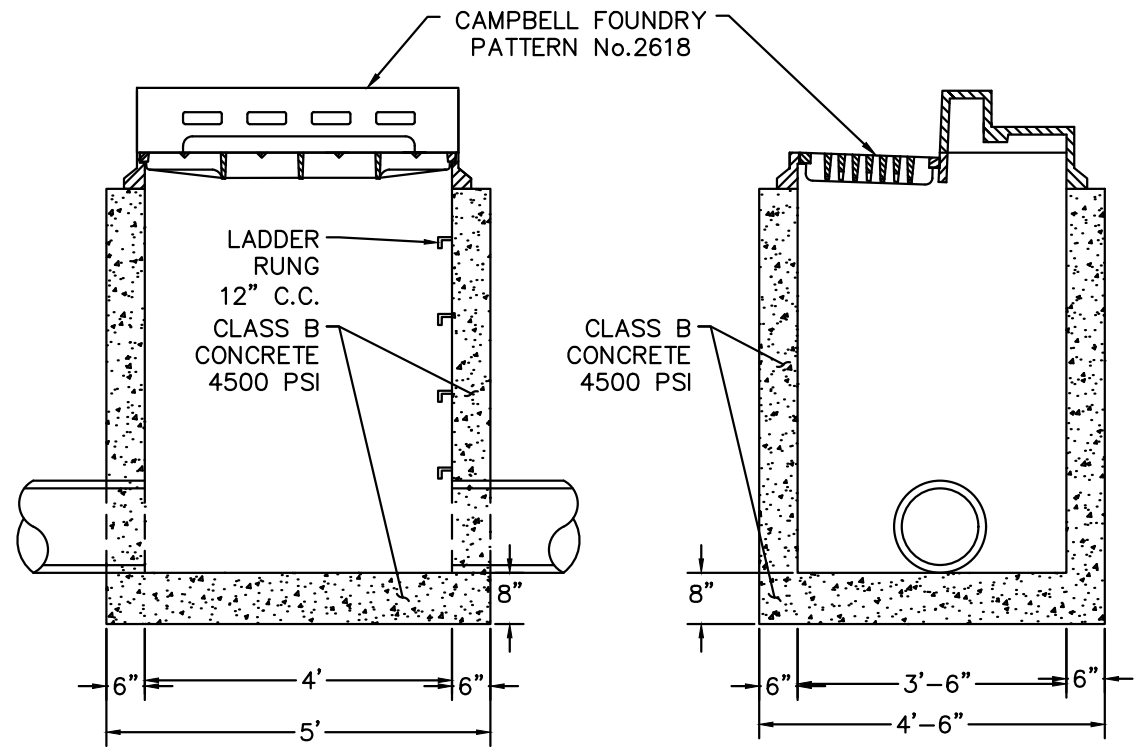
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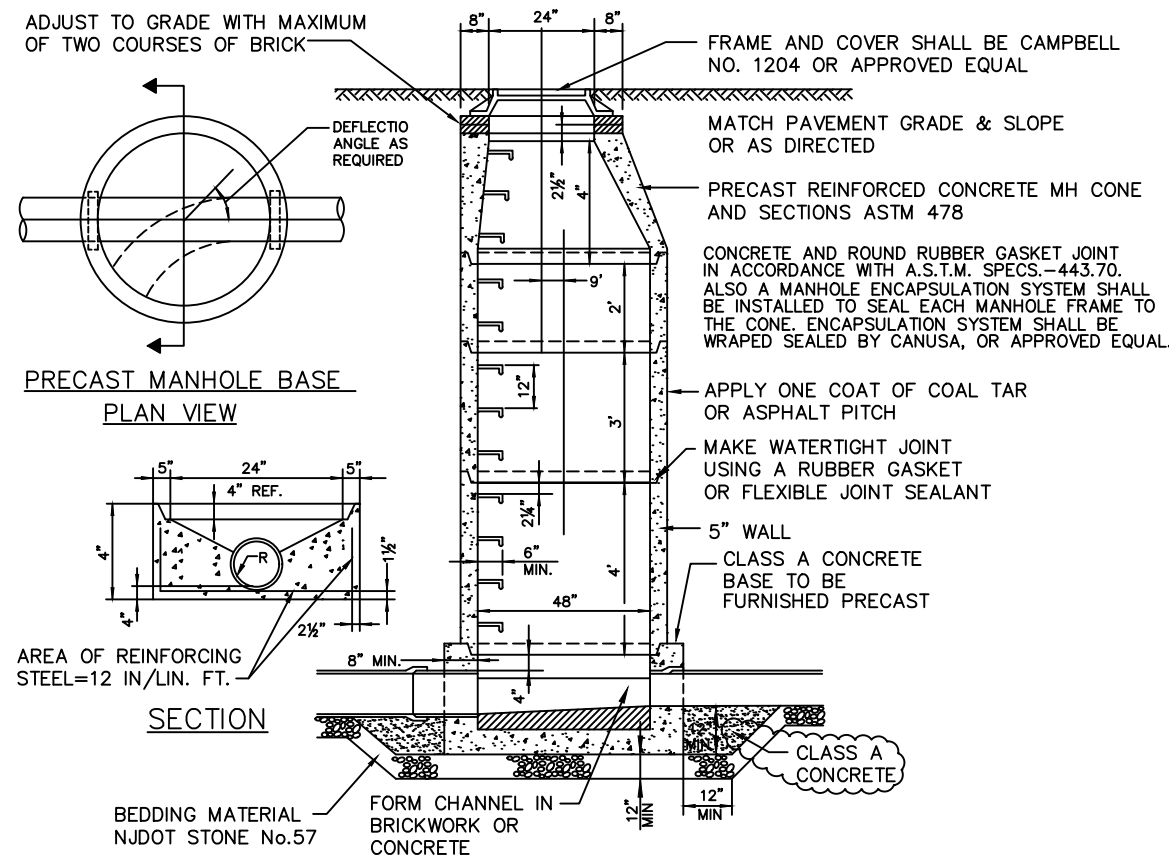
SP-9

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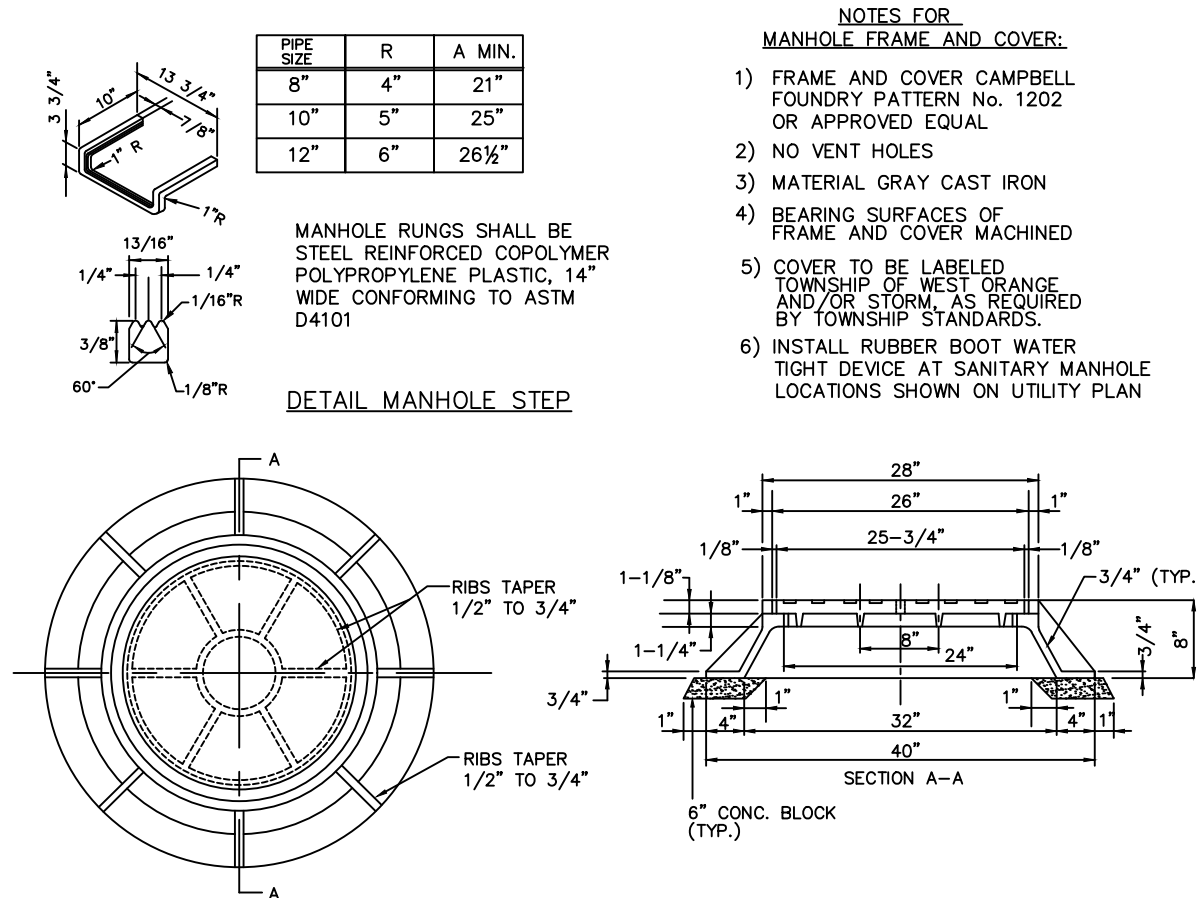
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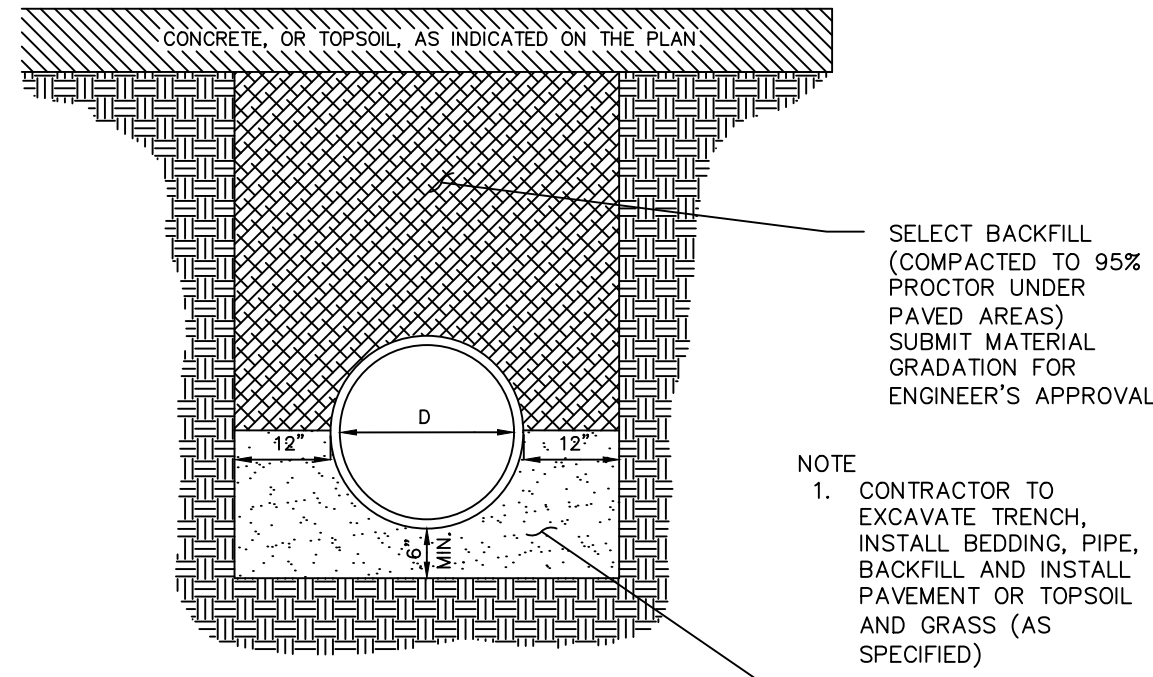
TYPE "B" INLET
SCALE - N.T.S.



48" PRECAST CONCRETE MANHOLE
SCALE - N.T.S.



STANDARD MANHOLE FRAME & COVER DETAIL
SCALE - N.T.S.



STORM SEWER TRENCH DETAIL
SCALE - N.T.S.



REV	DESCRIPTION	DATE
1	REVISED PER ZONING BOARD ENGINEER AND SPVAB	10/27/25

CHECKED BY: SPD
DRAFTED BY: LCD



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

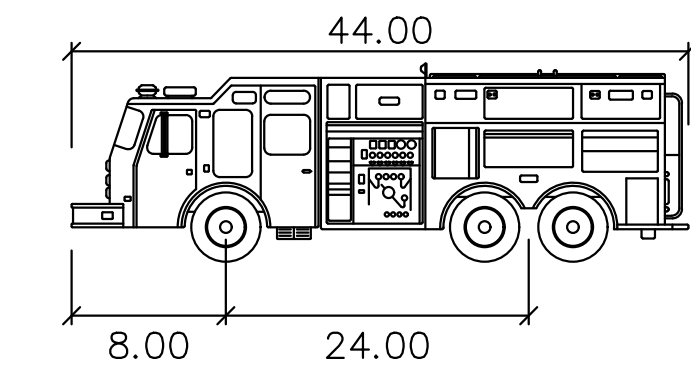
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL, OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

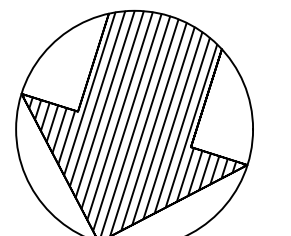
TITLE:
CONSTRUCTION
DETAILS

PROJECT #:
24-085

SHEET:
SP-11



	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

[illegible]

DRAFTED BY: LCD



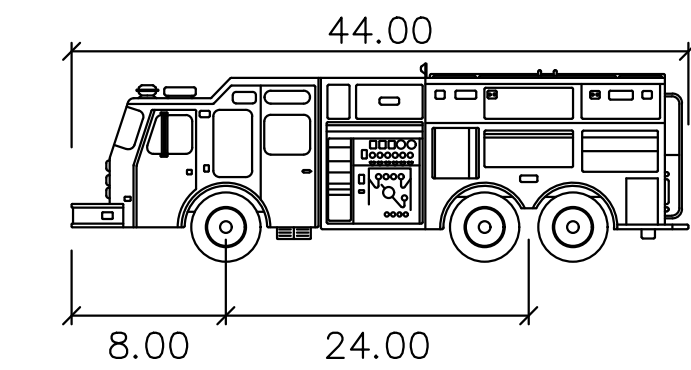
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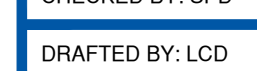
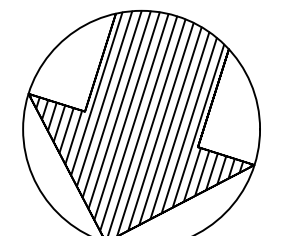
FIRE TRUCK
TURNING MOVEMENTS

PROJECT #:	SHEET:
24-085	TM-1

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.



	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

[illegible]

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TITLE:

FIRE TRUCK
TURNING MOVEMENTS

PROJECT #:	SHEET:
24-085	TM-2

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.