

PRELIMINARY & FINAL MAJOR SITE PLAN FOR M. VEGA INVESTMENTS LLC PROPOSED SITE IMPROVEMENTS

66 FRANKLIN AVENUE

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

APPLICANT & OWNER

M. VEGA INVESTMENTS LLC
66 FRANKLIN AVENUE
WEST ORANGE, NJ 07052
973.489.2717
MVEGALLC@HOTMAIL.COM

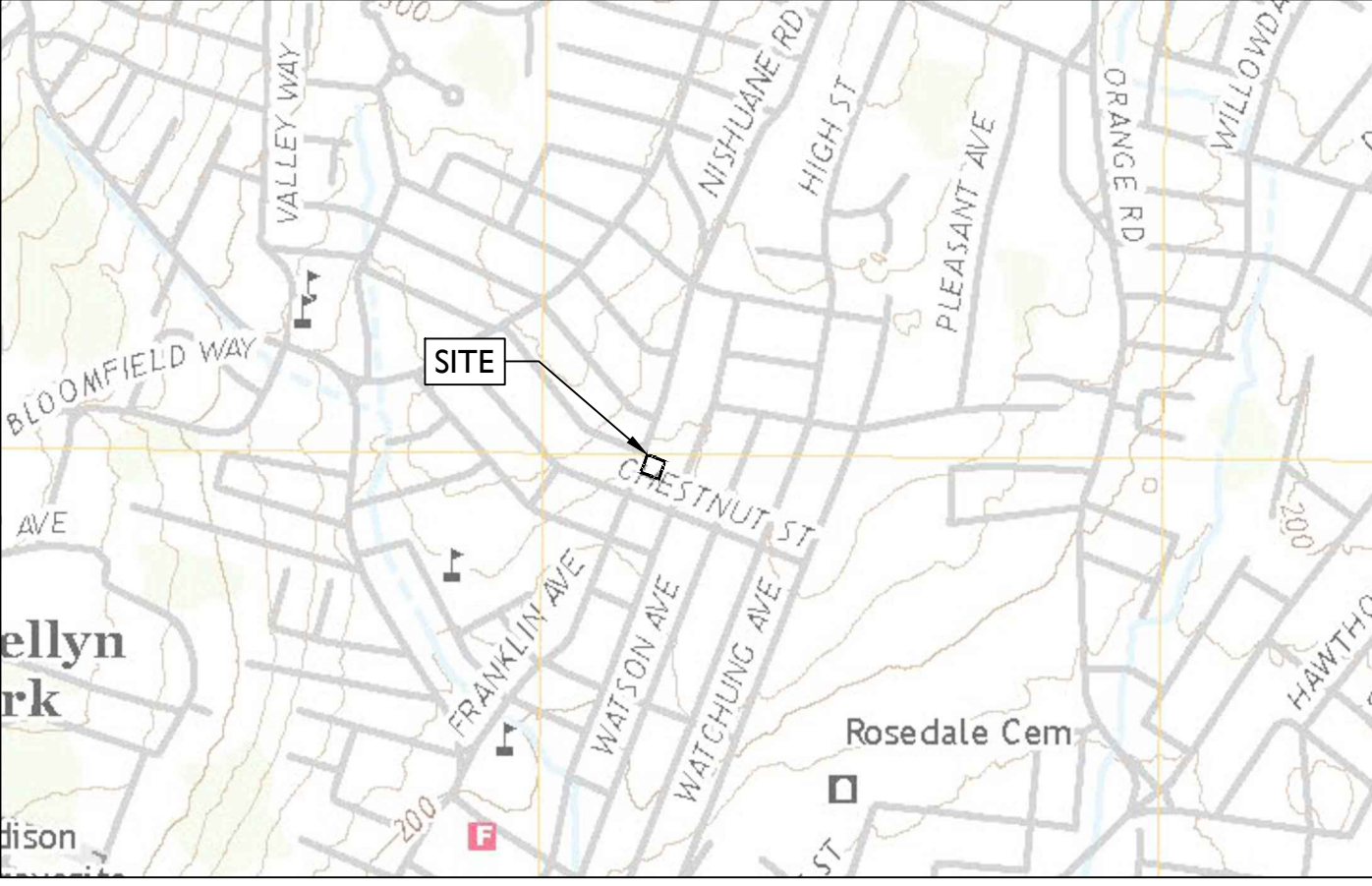
ATTORNEY

**ROOSEVELT J. DONAT
MURPHY SCHILLER & WILKES LLP
24 COMMERCE STREET, 12TH FLOOR
NEWARK, NJ 07102
702.706.8448
RDONAT@MURPHYLLP.COM**

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Know what's **below**
Call before you dig

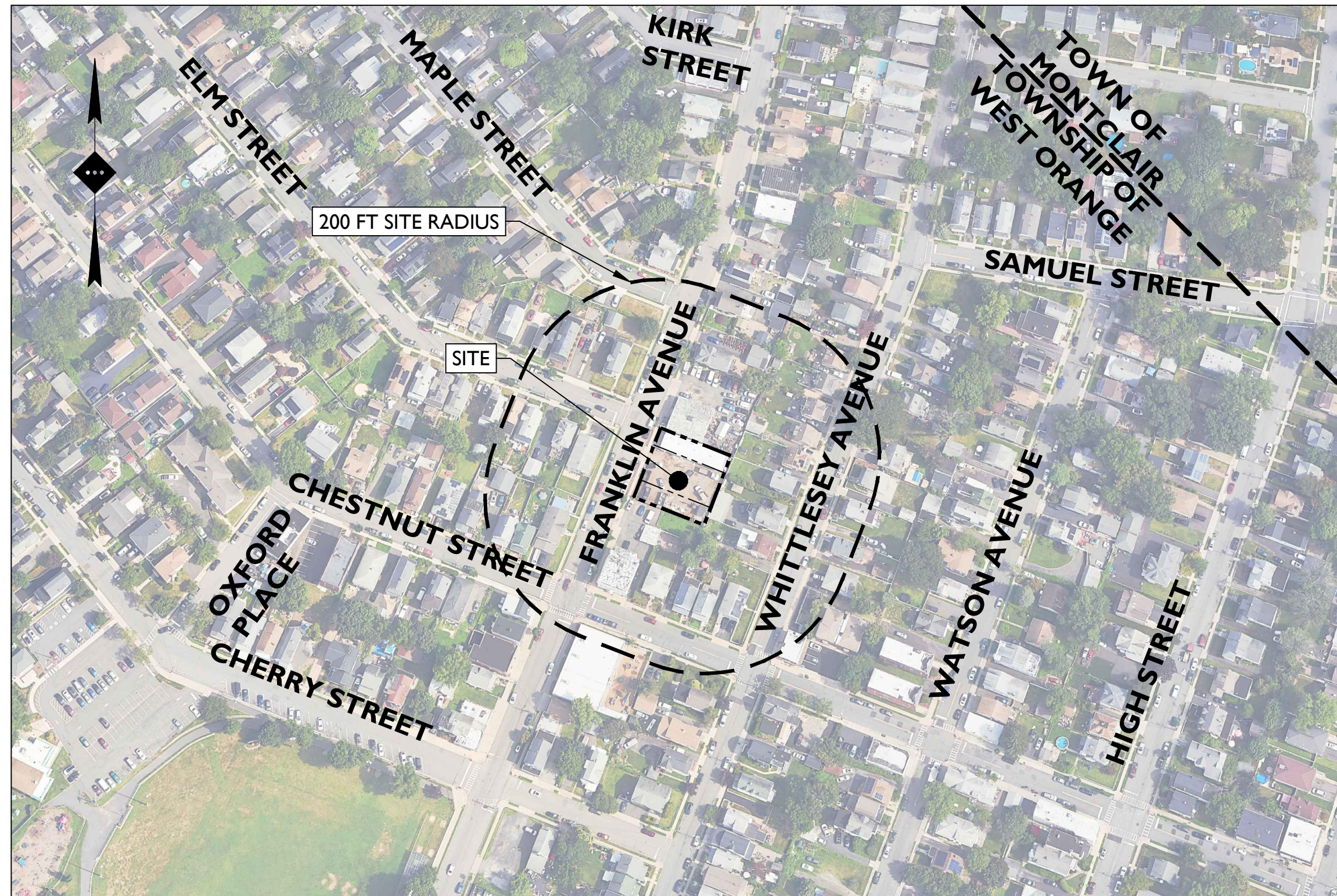


SOURCE: USGS QUADRANGLE MAP 7.5 MINUTE SERIES, ORANGE, NJ, DATED 2019

KEY MAP

SCALE: 1" = 500'±

TOWNSHIP OF WEST ORANGE 200' PROPERTY OWNERS LIST				
BLOCK	LOT	OWNER	OWNER'S ADDRESS	
128	7	CARDINALE, JOAN & CARMELA	33 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
128	9	THE PLAYHOUSE, INC.	264 W. NORTHFIELD DR. LIVINGSTON, NJ 07039	
134	1	KEYSTONE PROPERTIES, LLC	PO BOX 222 MILLBURG, NJ 07041	
134	3	GLOBAL REACH INVESTMENT LLC	847 MAIN ST B PATERSON, NJ 07503	
134	34	TUCKER, ADAM	10 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134	36	TUCKER, ADAM	10 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134	37	JONES, MARCUS & KARIMA HOUSTON	14 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134	39	SANGOLQI, JOSE R & BERNEO, GLORIA	16 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134	41	JEAN-PIERRE BELZEBAT & JEAN-PIERRE	18 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134	43	SAINTHE, JUDE	20 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134	44	MENSAH, OSEI A. & PATTERSON, THERESA	22 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134.02	68	NAVAS, CARMEN AHELIA	58 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
134.02	72	VEGA, MANUL	54 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
134.02	74	58-60 FRANKLIN AVENUE LLC	58 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
134.02	75	58-60 FRANKLIN AVENUE LLC	60 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
134.02	75.03	M. VEGA INVESTMENTS LLC	66 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
134.02	79	M. VEGA INVESTMENTS LLC	66 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
134.02	81	M. VEGA INVESTMENTS LLC	66 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
134.02	82	CHESTNUT ASSETS LLC	32 CRESCENT COURT MORGANVILLE, NJ 07751	
134.02	83	CHESTNUT ASSETS LLC	32 CRESCENT COURT MORGANVILLE, NJ 07751	
134.02	86	JEREZ, JOSE & NANCY	57 CHESTNUT STREET WEST ORANGE, NJ 07052	
134.02	87	CASTRO, JORGE & ANDREA SALAZAR	55 CHESTNUT STREET WEST ORANGE, NJ 07052	
134.02	88	LANTIGUA, BIANCA V & CASTRO, DINIA	53 CHESTNUT STREET WEST ORANGE, NJ 07052	
134.02	90	CHERON, LOUIS W & LUCIENNE	51 CHESTNUT STREET WEST ORANGE, NJ 07052	
134.02	91	LIGUICICOTA, LAURA E.	25 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134.02	93	CHAVEZ, HUMBERTO & MARIA	23 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134.02	95	ROSEN, KENNETH & W. MAUREEN	19 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134.02	96	SANTERO, HUGO & ANA	17 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134.02	97	FERNANDEZ, YASURA	15 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134.02	98	LIZARAZO, JEAN P & MILAGROS	13 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134.02	99	VALDEZ, JULIO & URDAY, ROSALIA	11 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
134.02	100	PEREZ, MARIA DELUJAN	9 WHITTELEY AVENUE WEST ORANGE, NJ 07052	
135	27.01	ALBERTE, PEGUY P & CASTANO, MONICA	89 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
137	1	CADET, JENNY ET AL.	85 FRANKLIN AVENUE WEST ORANGE, NJ 07052	
137	3	MORRISON, KATHLEEN & MICHAEL	69 CHESTNUT STREET WEST ORANGE, NJ 07052	
137	4	LOUIS, YANIC	71 CHESTNUT STREET WEST ORANGE, NJ 07052	
137	5	CHABALA, CARLOS I	73 CHESTNUT STREET WEST ORANGE, NJ 07052	
137	7	PIERRE, PIERRE JACQUE & LUCIANE	75 CHESTNUT STREET WEST ORANGE, NJ 07052	
137	82	BURKE, KENNETH C & JANET M.	89 ORTON ROAD WEST CALDWELL, NJ 07006	
137	83	GEORGES, FRANTZ & MARIE KETTY	10 ELM STREET WEST ORANGE, NJ 07052	
137	84	MILMOE, HELEN	8 ELM STREET WEST ORANGE, NJ 07052	
137	85	GROVES, GORDON & FRESHWAT	4 ELM STREET WEST ORANGE, NJ 07052	
137	87	HERNANDEZ, YOVANY	2 ELM STREET WEST ORANGE, NJ 07052	
138	1	TOWNSHIP OF WEST ORANGE	66 MAIN STREET WEST ORANGE, NJ 07052	



SOURCE: GOOGLE EARTH PRO, DATED 06/29/2022

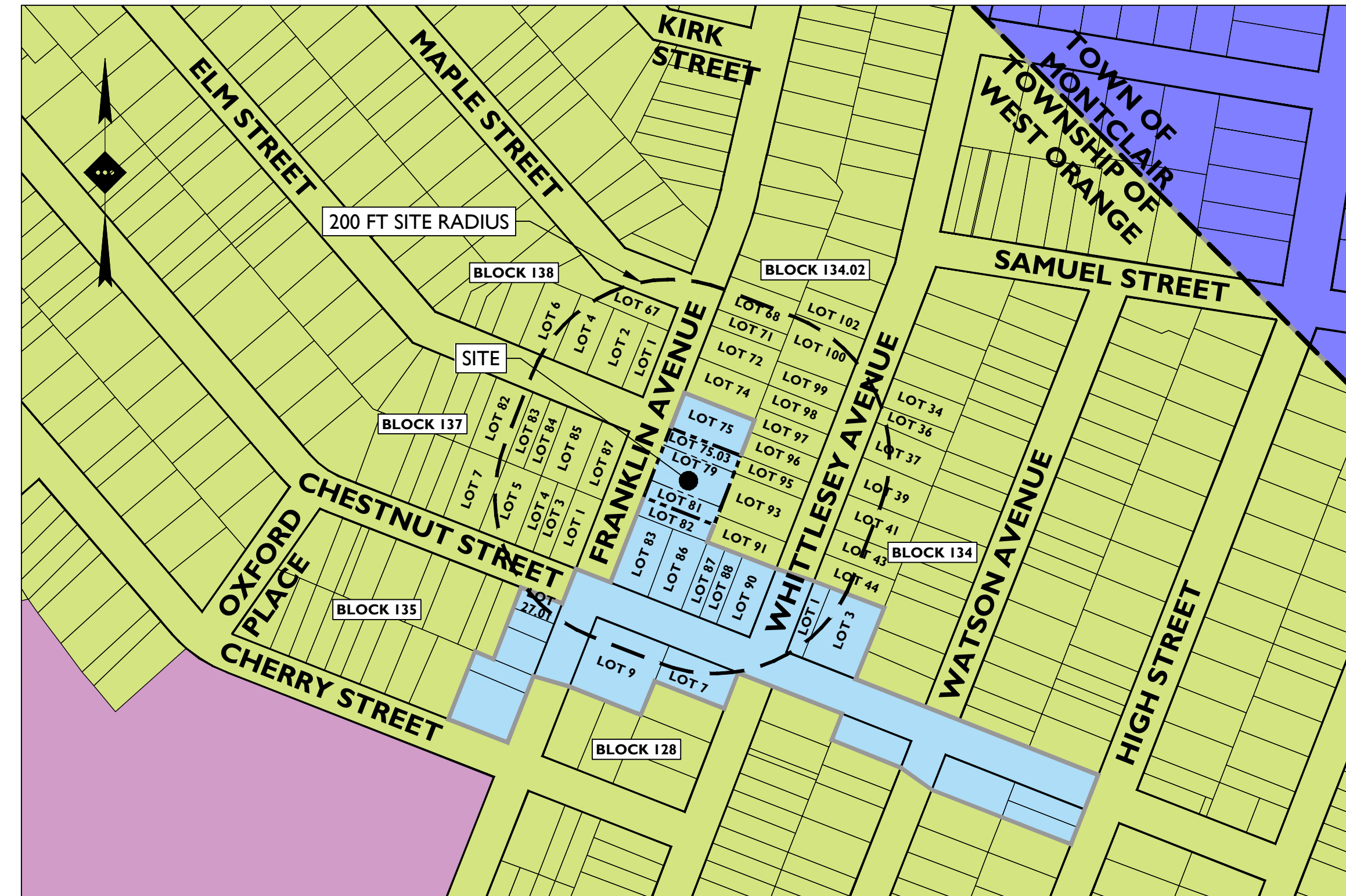
AERIAL MAP

SCALE: 1" = 150'±

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
- SURVEY BY STONEFIELD ENGINEERING & DESIGN, DATED 03/04/2024
 - ARCHITECTURAL PLANS BY NICOLAS SALERNO ARCHITECT, DATED 07/28/2022
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, DATED 06/29/2022
 - TAX MAPS OBTAINED FROM TOWNSHIP OF WEST ORANGE, DATED 2011 & TOWN OF MONTCLAIR, DATED 1972
 - ZONING MAP OBTAINED FROM TOWNSHIP OF WEST ORANGE, DATED 2006
 - KEY MAP OBTAINED FROM USGS QUADRANGLE MAP 7.5 MINUTE SERIES, ORANGE COUNTY, NEW JERSEY DATED 2019
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS THOROUGHLY TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

TOWNSHIP OF WEST ORANGE 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
138	2	ALIU, MUYIWA	1 ELM STREET WEST ORANGE, NJ 07052
138	4	VIGO, ALBERTO	7 ELM STREET WEST ORANGE, NJ 07052
138	6	9 ELM STREET, LLC	9 ELM STREET WEST ORANGE, NJ 07052
138	67	DEPASQUALE, LEONA	10 MAPLE STREET WEST ORANGE, NJ 07052



SOURCE: TOWNSHIP OF WEST ORANGE TAX MAPS SHEETS 48, 49, 56, 57, 58 DATED 2011 & TOWN OF MONTCLAIR TAX MAP SHEET 19 DATED 1972 & TOWNSHIP OF WEST ORANGE ZONING MAP DATED 2020

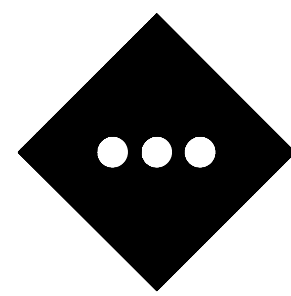
TAX & ZONING

SCALE: 1" = 150'±

ZONING LEGEND

	B-1 - RETAIL BUSINESS (TOWNSHIP OF WEST ORANGE)
	R-T - TWO FAMILY RESIDENTIAL (TOWNSHIP OF WEST ORANGE)
	R-1 - ONE-FAMILY (TOWN OF MONTCLAIR)
	CONSERVATION OVERLAY

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING & DRAINAGE PLAN	C-5
LIGHTING PLAN	C-6
SOIL EROSION & SEDIMENT CONTROL PLAN	C-7
LANDSCAPING PLAN	C-8 - C-9
CONSTRUCTION DETAILS	C-10 - C-11



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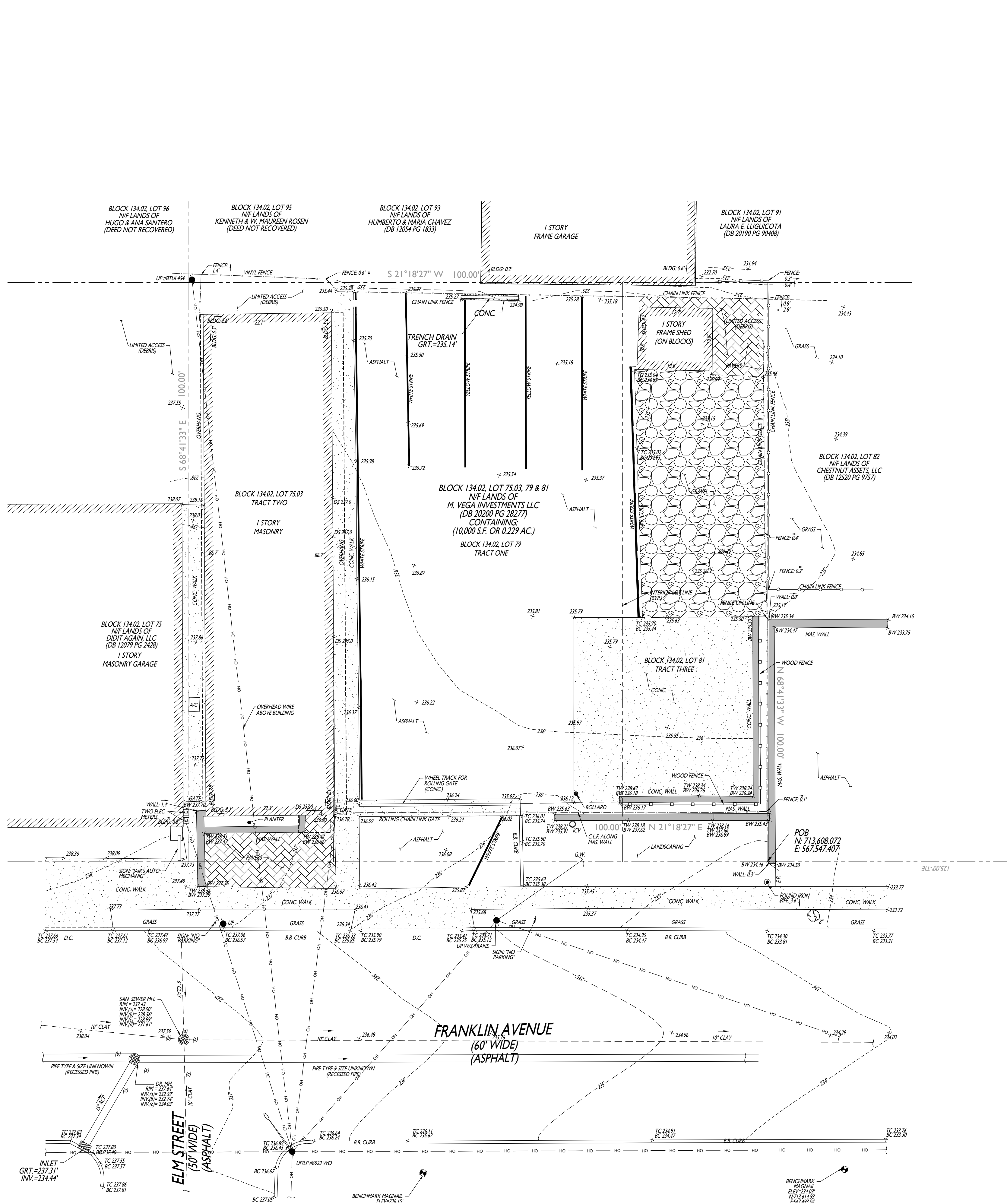
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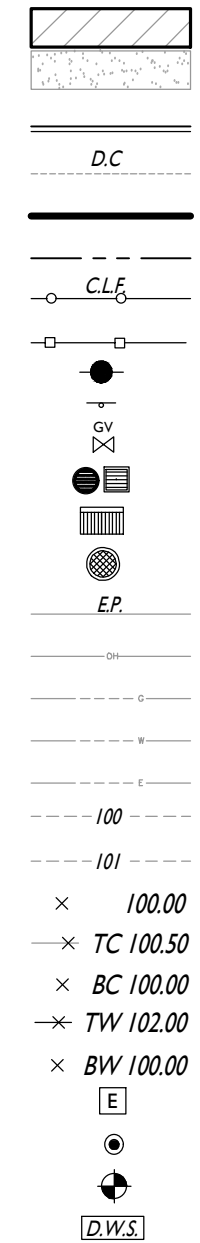
Headquarters: 92 Park Avenue, Rutherford, NJ 07070

Phone 201.340.4468 · Fax 201.340.4472

Z:\RUTHERFORD\13402\13402.DWG 11/17/2020 10:00 AM M. VEGA - 14 FRANKLIN AVENUE, WEST CHANCE, NJ CAD/PT/MD/AL/ST/DWG



SYMBOL

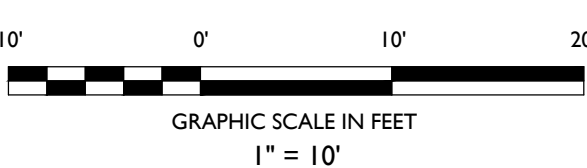


DESCRIPTION

BUILDING
CONCRETE SIDEWALK / MAT
ASPHALT / CONCRETE CURB
DEPRESSED CURB
PROPERTY LINE
ADJACENT PROPERTY LINE
CHAIN LINK FENCE
BOARD-ON-BOARD FENCE
POLE
SIGNS
GAS VALVE
DRAIN
INLET
MAIN HOLE
EDGE OF PAVEMENT
OVERHEAD WIRE
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
UNDERGROUND ELEC. LINE
MAJOR CONTOUR
MINOR CONTOUR
GRADE SPOT SHOT
TOP OF CURB SHOT
BOTTOM OF CURB SHOT
TOP OF WALL SHOT
BOTTOM OF WALL SHOT
ELEC. METER
IRON PIN
BENCH MARK
DETECTABLE WARNING STRIP

SURVEY NOTES:

1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



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PRELIMINARY & FINAL MAJOR SITE PLAN M. VEGA INVESTMENTS LLC PROPOSED SITE IMPROVEMENTS

BLOCK 134.02, LOTS 75.03, 79 & 81
66 FRANKLIN AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 10' PROJECT ID: RUT-210050

TITLE:
EXISTING CONDITIONS
PLAN

DRAWING:

C-2

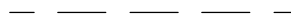
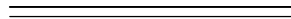


(V)	VARIANCE
(EN)	EXISTING NON-CONFORMITY
*	BUILDING HEIGHT IS MEASURED FROM THE MEAN GRADE ELEVATION TO THE HIGHEST POINT OF ROOF

(V) VARIANCE

(V) VARIANCE
(F) FRACTIONAL SPACES. WHENEVER THE APPLICATION OF PARKING SCHEDULE II RESULTS IN A FRACTIONAL PARKING SPACE IN EXCESS OF ONE-HALF, A FULL SPACE SHALL BE REQUIRED.

- 10' 0' 10'
- GRAPHIC SCALE IN FEET
1" = 10'

	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED EXTENDED CURB
	PROPOSED CONCRETE WALL
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED CHAINLINK FENCE
	PROPOSED WOOD FENCE

**M. VEGA INVESTMENTS LLC
PROPOSED SITE IMPROVEMENTS**

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE:	1" = 10'	PROJECT ID: RUT-210050
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SITE PLAN

DRAWING

C-4

[illegible]

NOT APPROVED FOR CONSTRUCTION

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Headquarters: 92 Park Avenue, Rutherford, NJ 07070

Phone 201.340.4468 • Fax 201.340.4472

ALL EXISTING UTILITY CONNECTIONS AND ASSOCIATED DEVICES TO THE SINGLE-STORY BUILDING TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.



1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR HIGHWAY, TOWNSHIP, AND FEDERAL PROJECTS. THE CONTRACTOR SHALL NOT CONFLICT EXISTING CONTRACTS AND SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.

2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE START OF THE FIRST RAINFALL EVENT.

3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION IN ORDER TO AVOID DAMAGE TO EXISTING UTILITIES. IN ORDER TO GO AHEAD WITH ANY WORK, THE CONTRACTOR SHALL BE REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.

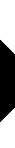
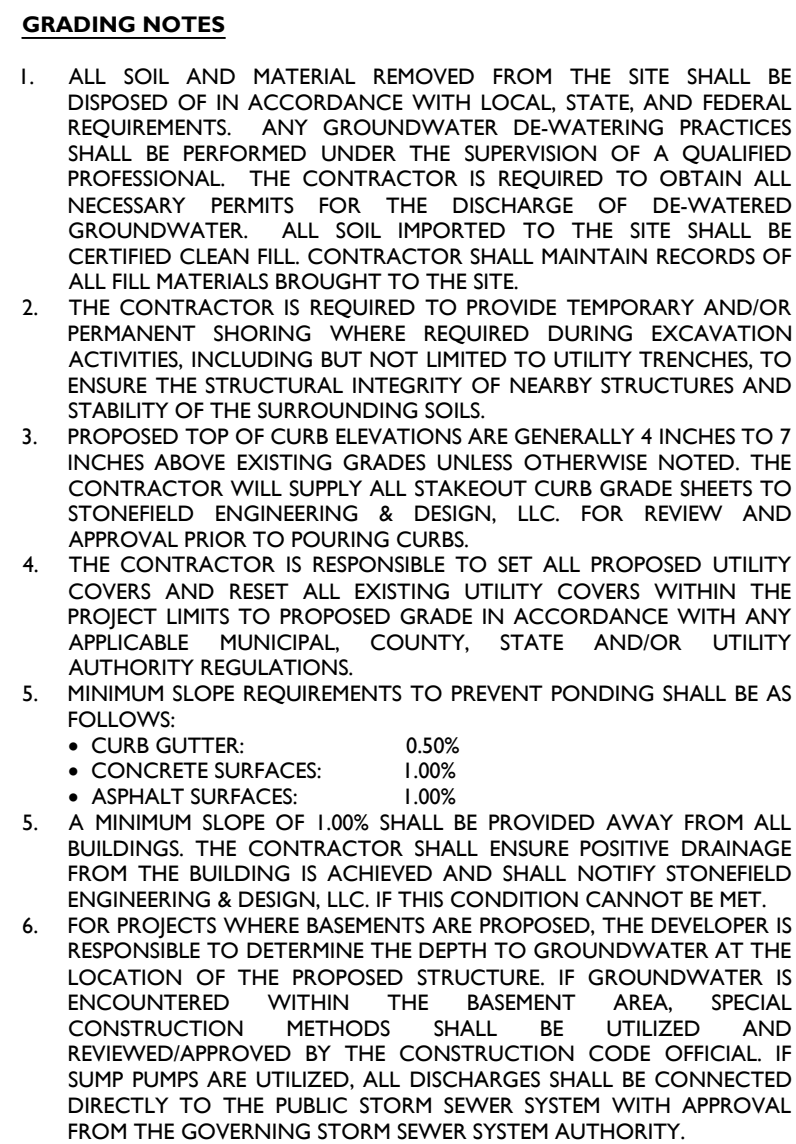
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF PROPOSED STORM UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS SPECIFIED ON THE SET. ANY DISCREPANCIES MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO EXCAVATE TO THE GRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS REQUIRED TO PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE BEST PRACTICES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY Dewatering DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR Dewatering OPERATIONS AND GROUNDWATER DISPOSAL.

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIOTRETENTION BASIN, SHALL BE PLACED OFF LIMITS OF THE CONSTRUCTION AREA. STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS, NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, UNDER PRACTICAL TO THE SUBGRADER, TO PREVENT ANY ACTIVITY IN THE AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITHIN THE LIMITS OF THE INFILTRATION BMP EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLAGE DISC HAVING A MINIMUM OF 12 INCHES OF TILTING AND LEVELING DRAIN OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING THE COMPLETION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF AGRICULTURE AND ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL IMMEDIATELY CONSULT WITH ENGINEERING & DESIGN, LLC, IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF INFILTRATION TESTING IS REQUIRED FOR INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

7. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ORDER TO OBTAIN THE NECESSARY PERMITS. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLANS, THE SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
8. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL OPERATING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO
9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE WORK. THE CONTRACTOR SHALL:
10. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE PROVIDED TO MAINTAIN THE MINIMUM HORIZONTAL SEPARATION AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
11. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWERS BY A MINIMUM OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
12. PRIOR TO THE CONTRACTOR TESTING THE TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONFLICTS, THE CONTRACTOR SHALL:
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELEPHONE UTILITIES CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITY.
15. THE CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AND POWERED SEWER MAINS WITHIN THE SPECIFIED TIME FRAME.
16. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DISCREPANCY REVIEW. THE CONTRACTOR SHALL MAINTAIN THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE DISCREPANCY REPORTED TO THE OWNER. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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Princeton, NJ • Tampa, FL • Detroit, MI

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Phone 201.340.4468 • Fax 201.340.4472

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ESSEX COUNTY, NEW JERSEY**

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE:	1" = 10'	PROJECT ID: RUT-210050
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TITLE:

**GRADING & DRAINAGE
PLAN**

DRAWING

C-5

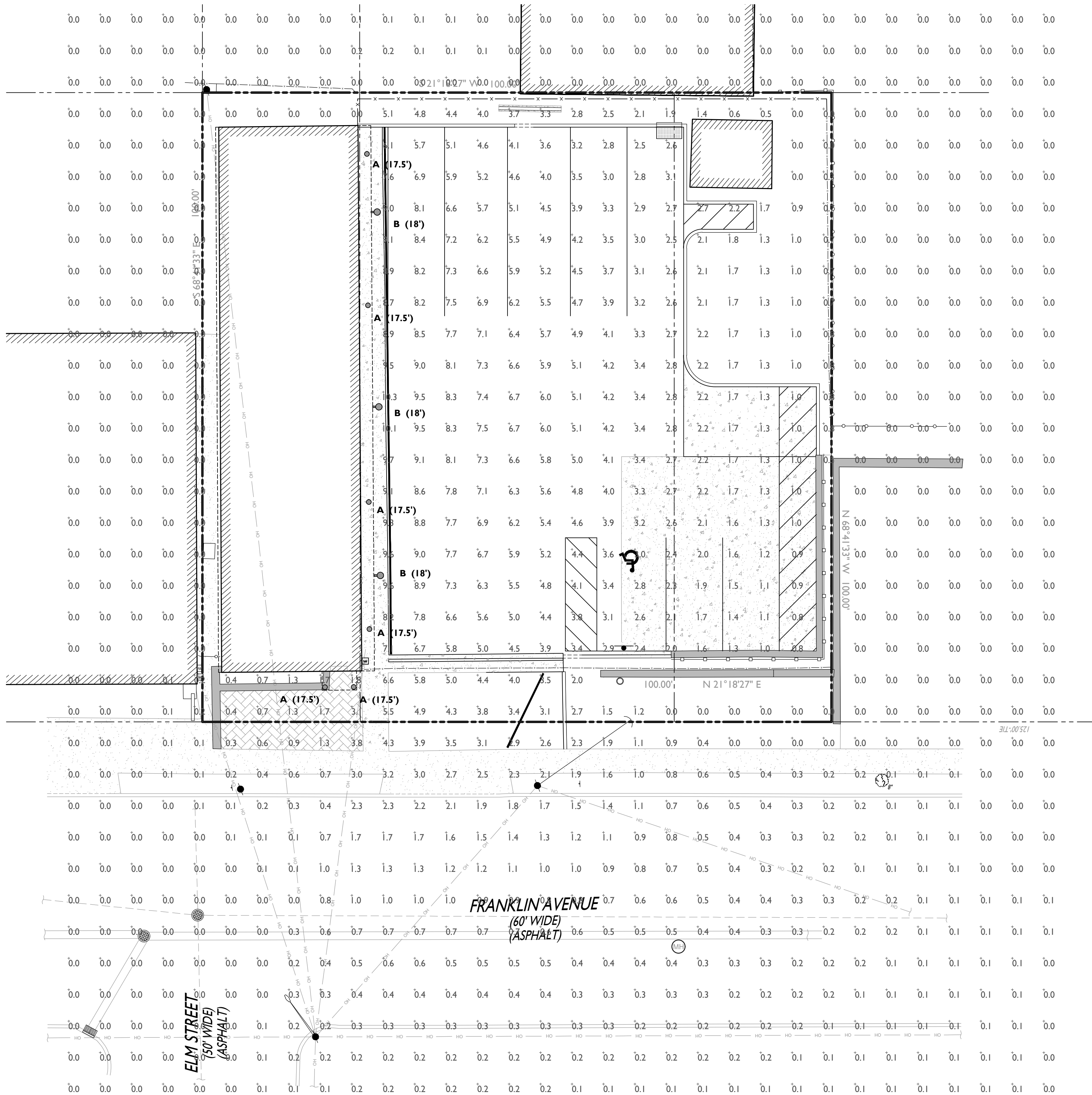
Z:\RUTHERFORD\170121\170121-0002\MANUEL VEGA - 14 FRANKLIN AVENUE WEST CHANGE\170121-0002\170121-0002-LIGHTING

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	6	LTES6 5 7/16" RECESSED BAFFLE LED TRIM BULK PACKS	FT	0.9	COOPER LIGHTING
	B	3	USSL DISCRETE LED	SWQ	0.9	COOPER LIGHTING
						IES FILE
						LT560WH6930
						USSL-XL-PA3A-730-U-SWQ

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-14.2	MINIMUM ILLUMINATION LEVELS: PEDESTRIAN WALKWAYS - 0.9 FC PARKING AREAS - 2.0 FC	0.4 FC 0.8 FC (W)

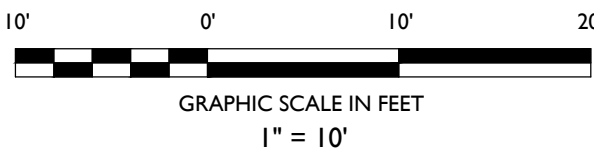
(W) WAIVER

AFTER 10:00 PM AND BEFORE 7:00 AM, ALL LIGHTS INDICATED WITH A (D) WILL BE DIMMED TO MAINTAIN SECURITY LIGHT LEVELS.



SYMBOL	DESCRIPTION
-----	PROPOSED CALCULATION AREA
-----	PROPOSED 0.5 FC ISOMETRIC LINE (FIXTURE)
-----	PROPOSED 0.5 FC ISOMETRIC LINE (SITE)
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefielddesign.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

M. VEGA INVESTMENTS LLC

PROPOSED SITE IMPROVEMENTS

BLOCK 134.02, LOTS 75.03, 79 & 81
66 FRANKLIN AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 10' PROJECT ID: RUT-210050

TITLE:

LIGHTING PLAN

DRAWING:

C-6

STABILIZATION SPECIFICATIONS:

- I.A. TEMPORARY SEEDING AND MULCHING: GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 1 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE WORKED INTO THE SOIL A MINIMUM OF 4"). SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- I.B. PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED). GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 1 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE WORKED INTO THE SOIL A MINIMUM OF 4"). SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1. MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

DUST CONTROL NOTES

- MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
- VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1, AND PERMANENT STABILIZATION WITH SOD, PG. 6-1
- SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS), KEEP TRAFFIC OFF THESE AREAS.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR 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 STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

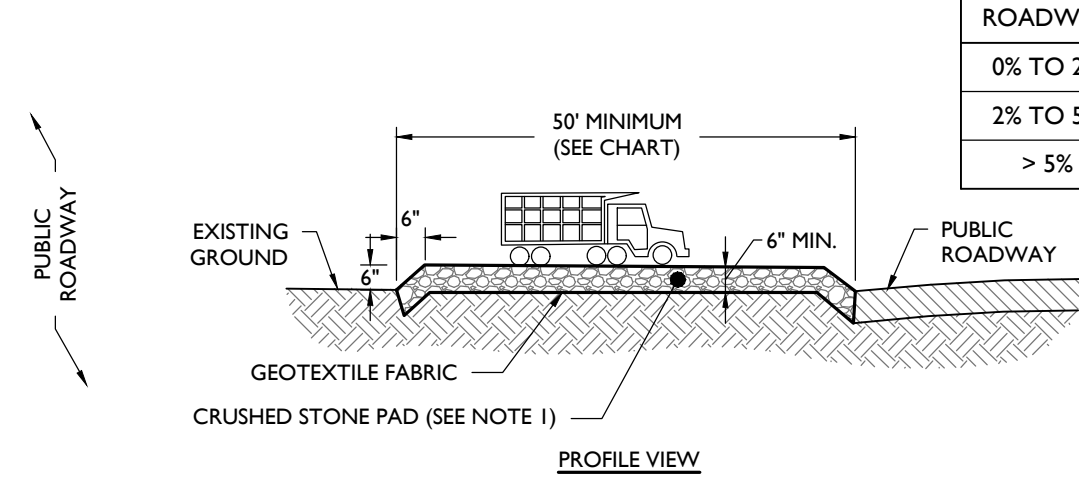
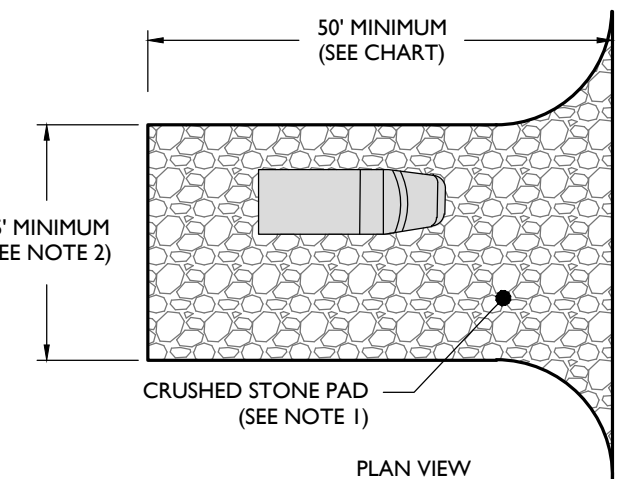
SOIL CHARACTERISTICS CHART

TYPE OF SOIL	URBAN LAND, BOONTON SUBSTRATUM - BOONTON COMPLEX, RED SANDSTONE LOWLAND (USDOOR)
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	20 TO 36 INCHES TO FRAGIPAN
SOIL PERMEABILITY	0.06 TO 0.20 IN/HR
DEPTH TO WATER TABLE	> 80 INCHES

THE SUBJECT PROPERTY IS LOCATED WITHIN AN URBAN REDEVELOPMENT AREA (METROPOLITAN PLANNING AREA (PAI)) AND IS THEREFORE EXEMPT FROM COMPACTION REMEDIATION

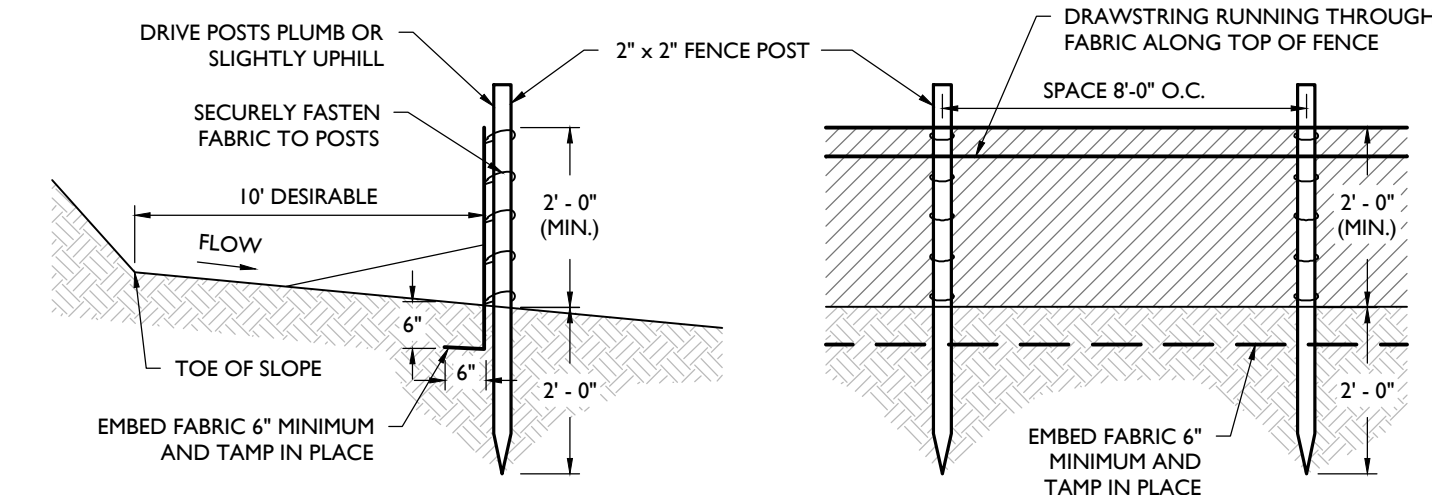
NOTES:

- STONE SHALL BE ASTM C-33, SIZE NO. 2 (2.5" TO 1.5") OR NO. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
- WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
- STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
- CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.



STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

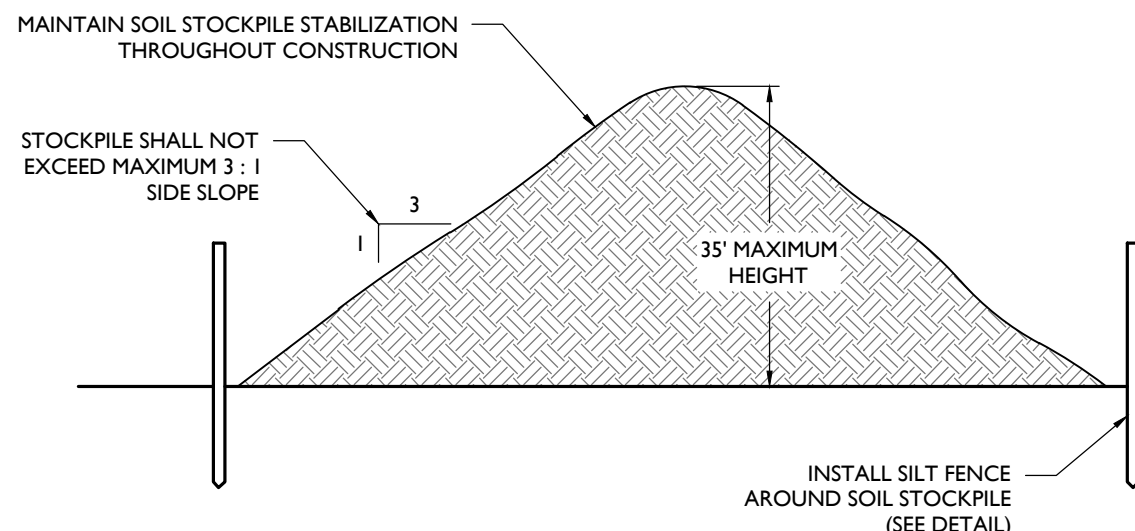


NOTES:

- SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
- GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
- SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
- SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

NOT TO SCALE

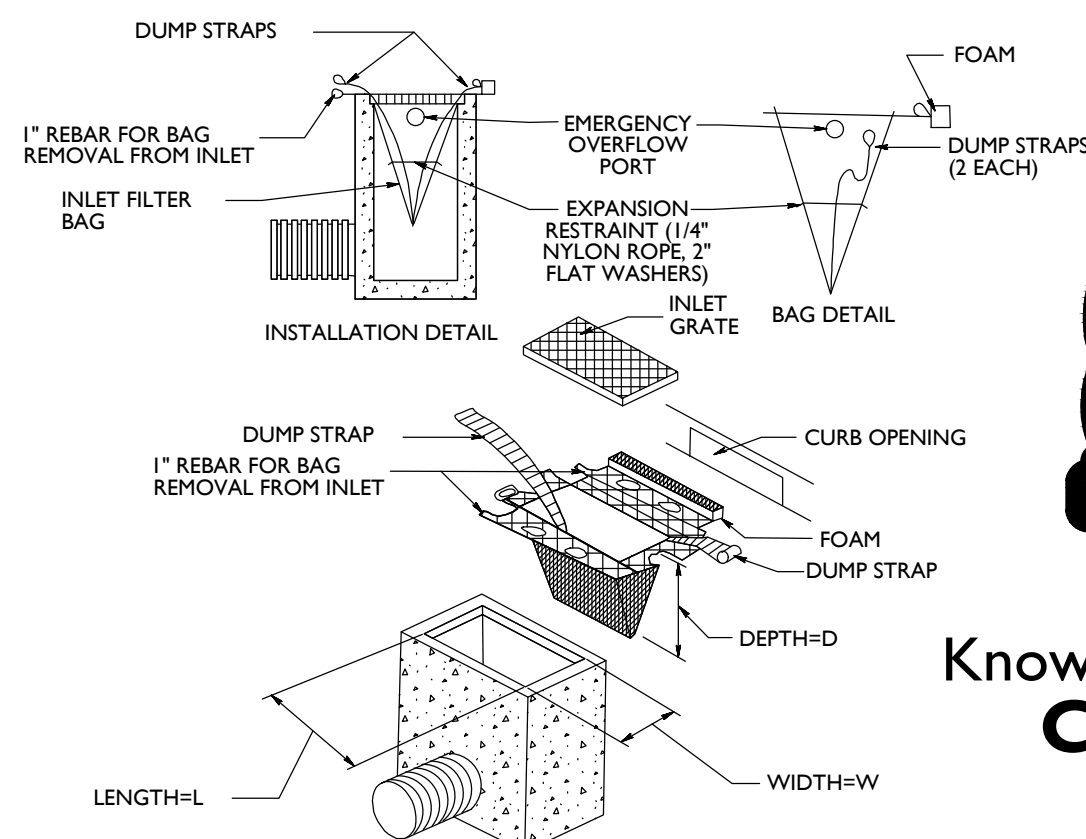


NOTES:

- STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE



NOTES:

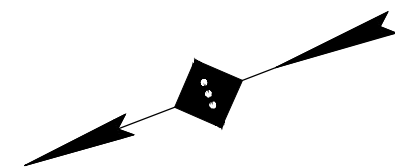
- THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
- SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

NOT TO SCALE



Know what's below
Call before you dig.



SYMBOL

DESCRIPTION

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOD
- PROPOSED LIMIT OF DISTURBANCE
- SF
- PROPOSED SILT FENCE
- TPF
- PROPOSED TREE PROTECTION FENCE
- PROPOSED STOCKPILE & EQUIPMENT STORAGE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION FILTER

HUDSON ESSEX PASSAIC SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

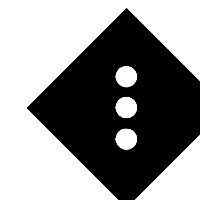
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 AND FALL - 8/15-10/1
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- 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.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- 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
- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-CONFORMANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SLUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SEEDING 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.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITES EXCEPT USING 2 1/2" - 4" 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.
- STEEP SLOPES INCLUDING 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.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.



FOR MUNICIPAL RESUBMISSION	DATE	BY	DESCRIPTION
10/08/2024	01		

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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PRELIMINARY & FINAL MAJOR SITE PLAN
M. VEGA INVESTMENTS LLC
PROPOSED SITE IMPROVEMENTS

BLOCK 134.02, LOTS 75.03, 79 & 81
66 FRANKLIN AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

AFTON SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

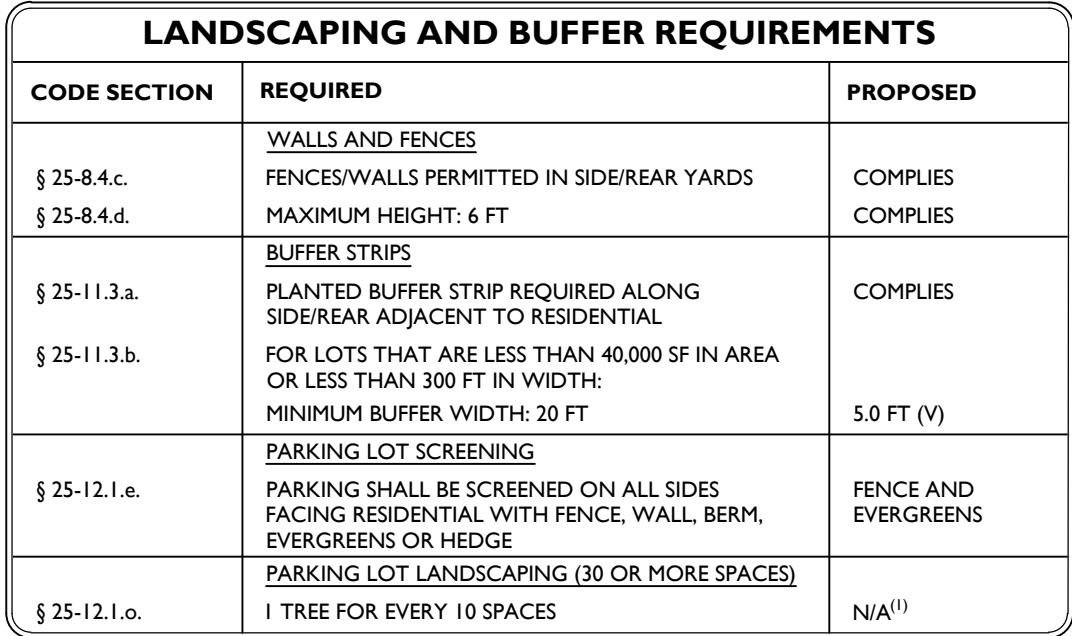
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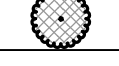
SCALE: 1" = 10' PROJECT ID: RUT-210050

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:

C-7

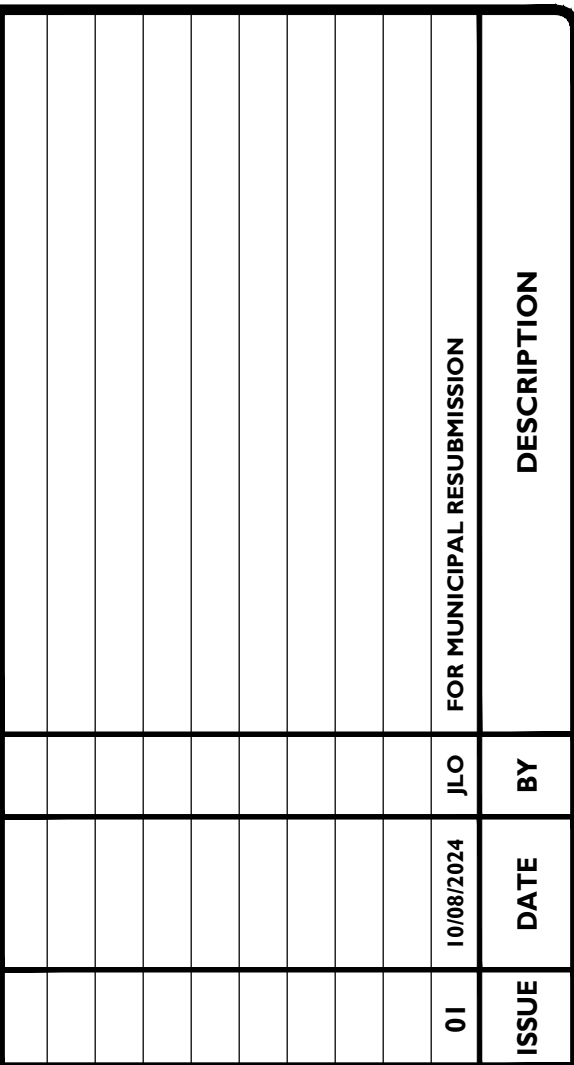


Plant Schedule						
Symbol	Code	Qty	Botanical Name	Common Name	Size	Container
Deciduous Trees						
	ACE	1	ACER RUBRUM	RED MAPLE	2.5" - 3" CAL	B&B
Evergreen Trees						
	THU	28	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' - 6' HT	B&B
Evergreen Shrubs						
	ILE	10	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT
Ground Covers						
	BAR	17	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	1 GAL	POT, 36" O.C.
	LIR	17	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LILY TURF	1 GAL	POT, 18" O.C.

[illegible]

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO PROVIDE A DESIGN FOR A LAWN AREA WITH AVOIDANCE OF MEASUREMENT IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HANDS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. ALL SLOPES SHALL BE SLOPE STABILIZABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AN EASY ACCESS LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPED AREAS.



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ESSEX COUNTY, NEW JERSEY**



STONEFIELD
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LANDSCAPING PLAN

C-8

