



SCALE: 1" = 2,000'±



SCALE: 1" = 300'±

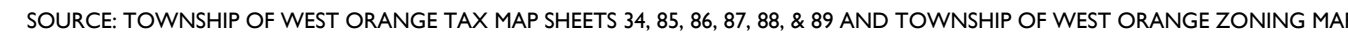
UTILITY SERVICES	
PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, T68 NEWARK, NJ 07102	
NEW JERSEY AMERICAN WATER COMPANY 167 JOHN F. KENNEDY PARKWAY SOUTH HILLS, NJ 07078	
COMCAST CABLEVISION 800 RAHWAY AVENUE UNION, NJ 07083	
VERIZON VERIZON WAY BASKING RIDGE, NJ 07920-1025	
TOWNSHIP OF WEST ORANGE MUNICIPAL BUILDING 66 MAIN STREET WEST ORANGE, NJ 07052	

APPROVED BY THE WEST ORANGE
TOWNSHIP PLANING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

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FRANK REGAN, ESQ
DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP
61 SOUTH PARAMUS ROAD, SUITE 250
PARAMUS, NJ 07652
(201) - 907 - 5280
FREGAN@DECOTIISLAW.COM

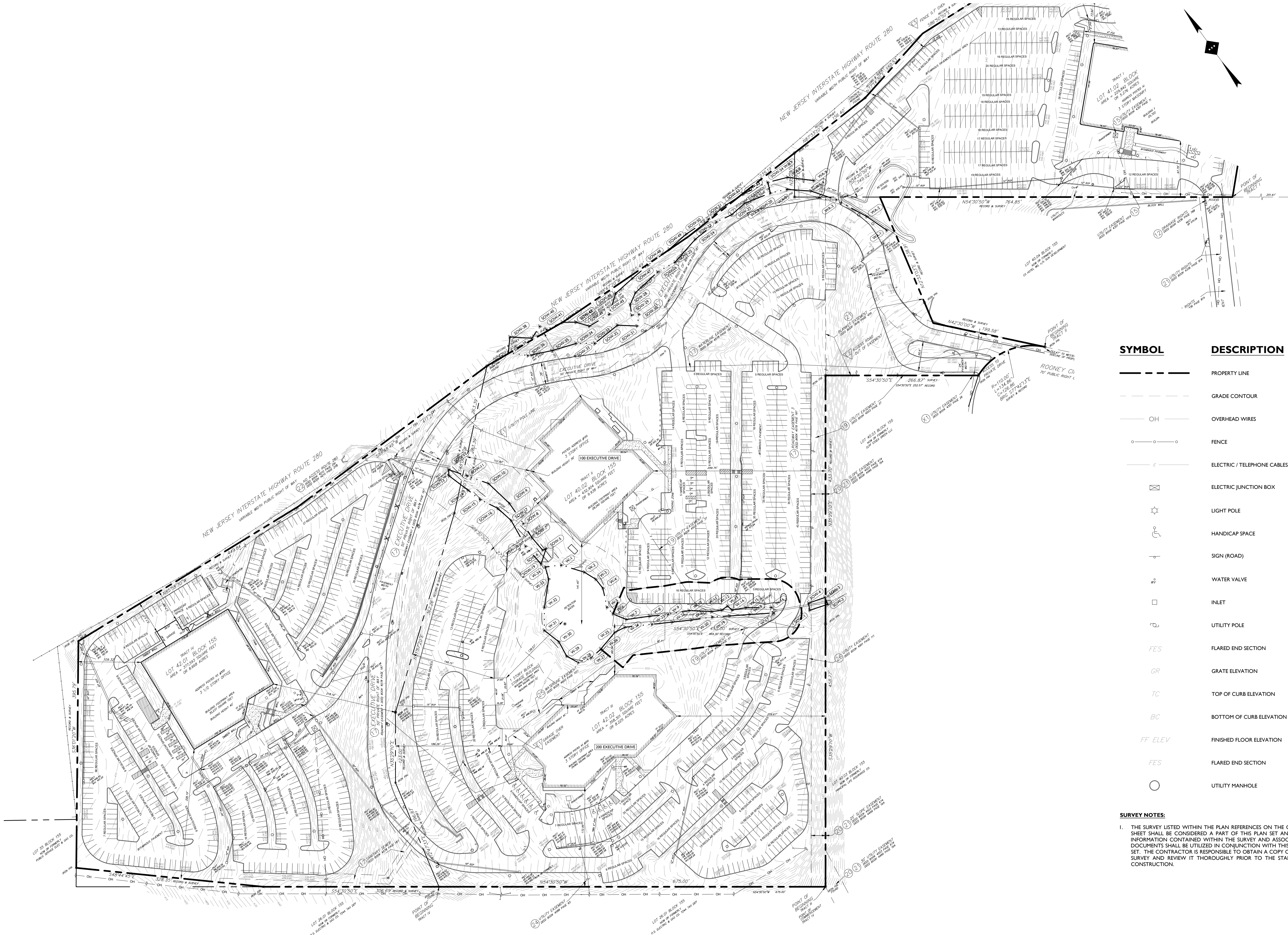


SCALE: 1" = 300'±
PLAN REFERENCE MATERIALS:

- | DRAWING TITLE | SHEET # |
|--------------------------------------|--------------|
| COVER SHEET | C-1 |
| EXISTING CONDITIONS PLAN | C-2 |
| DEMOLITION PLAN | C-3 |
| OVERALL SITE PLAN | C-4 |
| SITE PLAN | C-5 TO C-6 |
| GRADING PLAN | C-7 TO C-8 |
| DRAINAGE PLAN | C-9 TO C-11 |
| UTILITY PLAN | C-12 |
| LIGHTING PLAN | C-13 TO C-14 |
| SOIL EROSION & SEDIMENT CONTROL PLAN | C-15 TO C-16 |
| LANDSCAPING PLAN | C-17 TO C-18 |
| LANDSCAPING DETAILS | C-19 |
| TREE REMOVAL PLAN | C-20 |
| CONSTRUCTION DETAILS | C-21 TO C-27 |
| ENVIRONMENTAL CONSTRAINTS PLAN | C-28 TO C-29 |

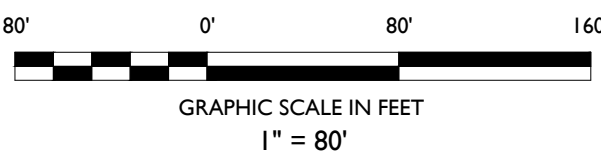
C-1

T:\2017\1754 BINE REAL ESTATE GROUP - 100-200 EXECUTIVE DRIVE, WEST ORANGE, NJ\2017\1754 BINE REAL ESTATE GROUP.dwg



SYMBOL	DESCRIPTION
	PROPERTY LINE
	GRADE CONTOUR
	OVERHEAD WIRES
	FENCE
	ELECTRIC / TELEPHONE CABLES
	ELECTRIC JUNCTION BOX
	LIGHT POLE
	HANDICAP SPACE
	SIGN (ROAD)
	WATER VALVE
	INLET
	UTILITY POLE
	FLARED END SECTION
	GRATE ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION
	FINISHED FLOOR ELEVATION
	FLARED END SECTION
	UTILITY MANHOLE

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.



ISSUE	DATE	BY	DESCRIPTION
4	06/11/2020	NS	REVISED PER FORESTER COMMENTS
3	05/22/2020	FT	REVISED PER CLIENT COMMENTS
2	05/07/2020	FT	REVISED PER TOWNSHIP COMMENTS
1	03/19/2020	DD	ISSUED FOR REVIEW

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PRELIMINARY & FINAL MAJOR SITE PLAN

**GREEN ESSEX PARTNERS URBAN
RENEWAL ENTITY, LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

TAX MAP SHEET 88 BLOCK 155, LOTS 40.02, 42.01, & 42.02
100 - 200 EXECUTIVE DRIVE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER

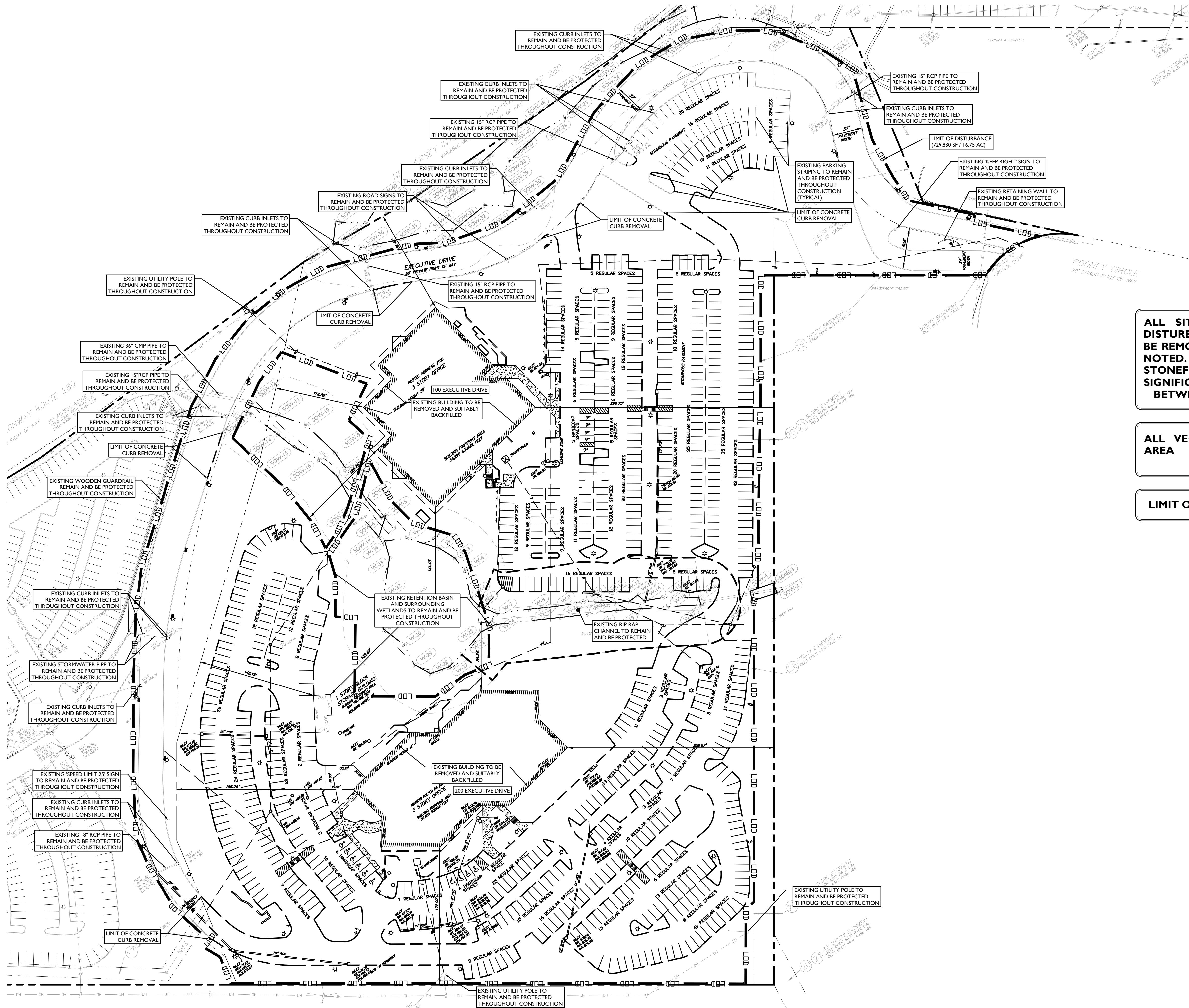
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SCALE: 1" = 80' PROJECT ID: T-17554

TITLE:
**EXISTING CONDITIONS
PLAN**

DRAWING:
C-2

T:\2017\1754 BINE REAL ESTATE GROUP - 100-200 EXECUTIVE DRIVE, WEST ORANGE, NJ\CDR\PC\DWG\DEM.DWG



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LIMIT OF DISTURBANCE

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

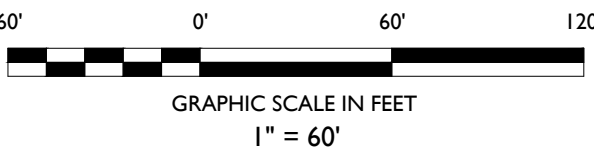
ALL VEGETATION IN WETLANDS TRANSITION AREA TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

LIMIT OF DISTURBANCE: 729,830 SF (16.75 ACRES)



Know what's below
Call before you dig.

- DEMOLITION NOTES**
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
 3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
 4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
 5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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1	03/19/2020	DD	ISSUED FOR REVIEW

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**GREEN ESSEX PARTNERS URBAN
RENEWAL ENTITY, LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

TAX MAP SHEET 88 BLOCK 155, LOTS 40.02, 42.01, & 42.02
100 - 200 EXECUTIVE DRIVE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 60' PROJECT ID: T-17554

TITLE:

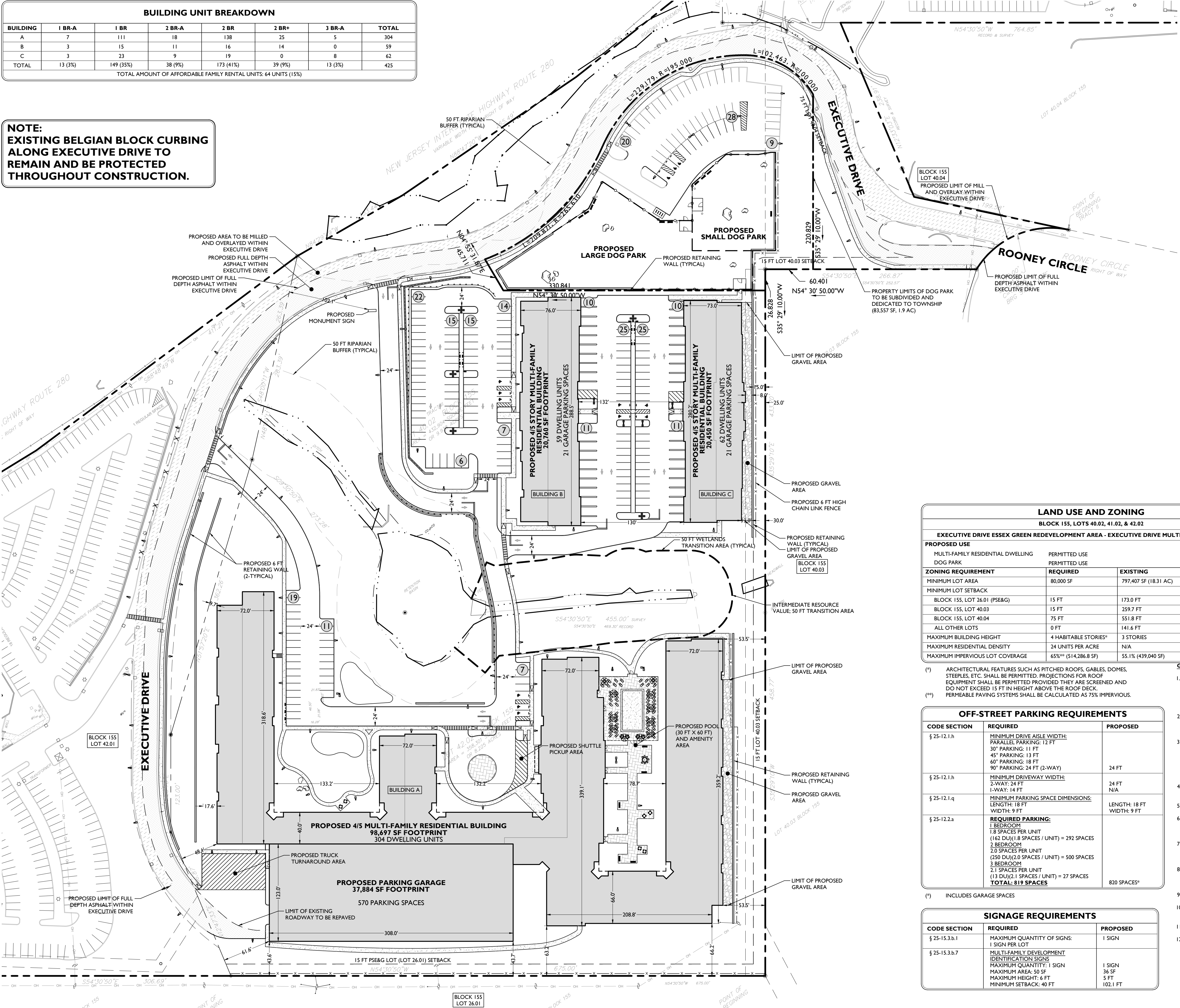
DEMOLITION PLAN

DRAWING:

C-3

BUILDING UNIT BREAKDOWN							
BUILDING	1 BR-A	1 BR	2 BR-A	2 BR	2 BR+	3 BR-A	TOTAL
A	7	111	18	138	25	5	304
B	3	15	11	16	14	0	59
C	3	23	9	19	0	8	62
TOTAL	13 (3%)	149 (35%)	38 (9%)	173 (41%)	39 (9%)	13 (3%)	425
TOTAL AMOUNT OF AFFORDABLE FAMILY RENTAL UNITS: 64 UNITS (15%)							

NOTE:
EXISTING BELGIAN BLOCK CURBING
ALONG EXECUTIVE DRIVE TO
REMAIN AND BE PROTECTED
THROUGHOUT CONSTRUCTION.



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
- . - .	SAWCUT LINE
=====	PROPOSED CURB
=====	PROPOSED FLUSH CURB
○ ○ ○	PROPOSED SIGNS / BOLLARDS
[Shaded Box]	PROPOSED BUILDING
[Patterned Box]	PROPOSED CONCRETE
[Light Box]	PROPOSED AREA LIGHT
[Hatched Box]	PROPOSED RETAINING WALL
- x - x -	PROPOSED CHAINLINK FENCE
○ ○	PROPOSED GUIDERAIL
[Door Symbol]	PROPOSED BUILDING DOORS
[Dashed Box]	EXISTING ROAD TO BE REPAVED WITH FULL DEPTH ASPHALT
[Stippled Box]	EXISTING ROAD TO BE MILLED AND OVERLAYED

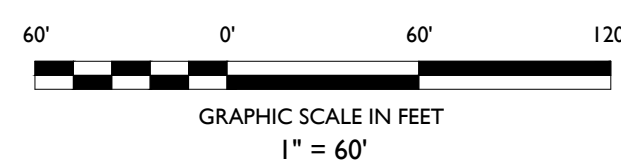
LAND USE AND ZONING BLOCK 155, LOTS 40.02, 41.02, & 42.02			
EXECUTIVE DRIVE ESSEX GREEN REDEVELOPMENT AREA - EXECUTIVE DRIVE MULTI-FAMILY RESIDENTIAL			
PROPOSED USE	PERMITTED USE	PERMITTED USE	
MULTI-FAMILY RESIDENTIAL DWELLING	PERMITTED USE		
DOG PARK	PERMITTED USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 SF	797,407 SF (18.31 AC)	797,407 SF (18.31 AC)
MINIMUM LOT SETBACK			
BLOCK 155, LOT 26.01 (PSE&G)	15 FT	173.0 FT	43.6 FT
BLOCK 155, LOT 40.03	15 FT	259.7 FT	25.0 FT
BLOCK 155, LOT 40.04	75 FT	551.8 FT	255.5 FT
ALL OTHER LOTS	0 FT	141.6 FT	9.7 FT
MAXIMUM BUILDING HEIGHT	4 HABITABLE STORIES*	3 STORIES	4 HABITABLE STORIES
MAXIMUM RESIDENTIAL DENSITY	24 UNITS PER ACRE	N/A	232 UNITS PER ACRE
MAXIMUM IMPERVIOUS LOT COVERAGE	65%** (\$14,286.8 SF)	55.1% (439,040 SF)	53.9% (430,131 SF)

NOTE: ALL TRASH TO BE
COLLECTED INTERNALLY.

(*) ARCHITECTURAL FEATURES SUCH AS PITCHED ROOFS, GABLES, DOMES, STEEPLES, ETC. SHALL BE PERMITTED. PROJECTIONS FOR ROOF EQUIPMENT SHALL BE PERMITTED PROVIDED THEY ARE SCREENED AND DO NOT EXCEED 15 FT IN HEIGHT ABOVE THE ROOF DECK.
(**) PERMEABLE PAVING SYSTEMS SHALL BE CALCULATED AS 75% IMPERVIOUS.

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-12.1.h	MINIMUM DRIVE AISLE WIDTH: PARALLEL PARKING: 12 FT 30° PARKING: 11 FT 45° PARKING: 13 FT 60° PARKING: 18 FT 90° PARKING: 24 FT (2-WAY)	24 FT
§ 25-12.1.h	MINIMUM DRIVEWAY WIDTH: 2-WAY: 24 FT 1-WAY: 14 FT	24 FT N/A
§ 25-12.1.q	MINIMUM PARKING SPACE DIMENSIONS: LENGTH: 18 FT WIDTH: 9 FT	LENGTH: 18 FT WIDTH: 9 FT
§ 25-12.2.a	REQUIRED PARKING: 1 BEDROOM 1.8 SPACES PER UNIT (162 DU)(1.8 SPACES / UNIT) = 292 SPACES 2 BEDROOM 2.0 SPACES PER UNIT (250 DU)(2.0 SPACES / UNIT) = 500 SPACES 3 BEDROOM 2.1 SPACES PER UNIT (13 DU)(2.1 SPACES / UNIT) = 27 SPACES TOTAL: 819 SPACES	820 SPACES*

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-15.3.b.1	MAXIMUM QUANTITY OF SIGNS: 1 SIGN PER LOT	1 SIGN
§ 25-15.3.b.7	MULTI-FAMILY DEVELOPMENT IDENTIFICATION SIGNS: MAXIMUM QUANTITY: 1 SIGN MAXIMUM AREA: 50 SF MAXIMUM HEIGHT: 6 FT MINIMUM SETBACK: 40 FT	1 SIGN 36 SF 5 FT 102.1 FT



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ESSEX COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE NO. 53605
LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 60' PROJECT ID: T-17554

TITLE:

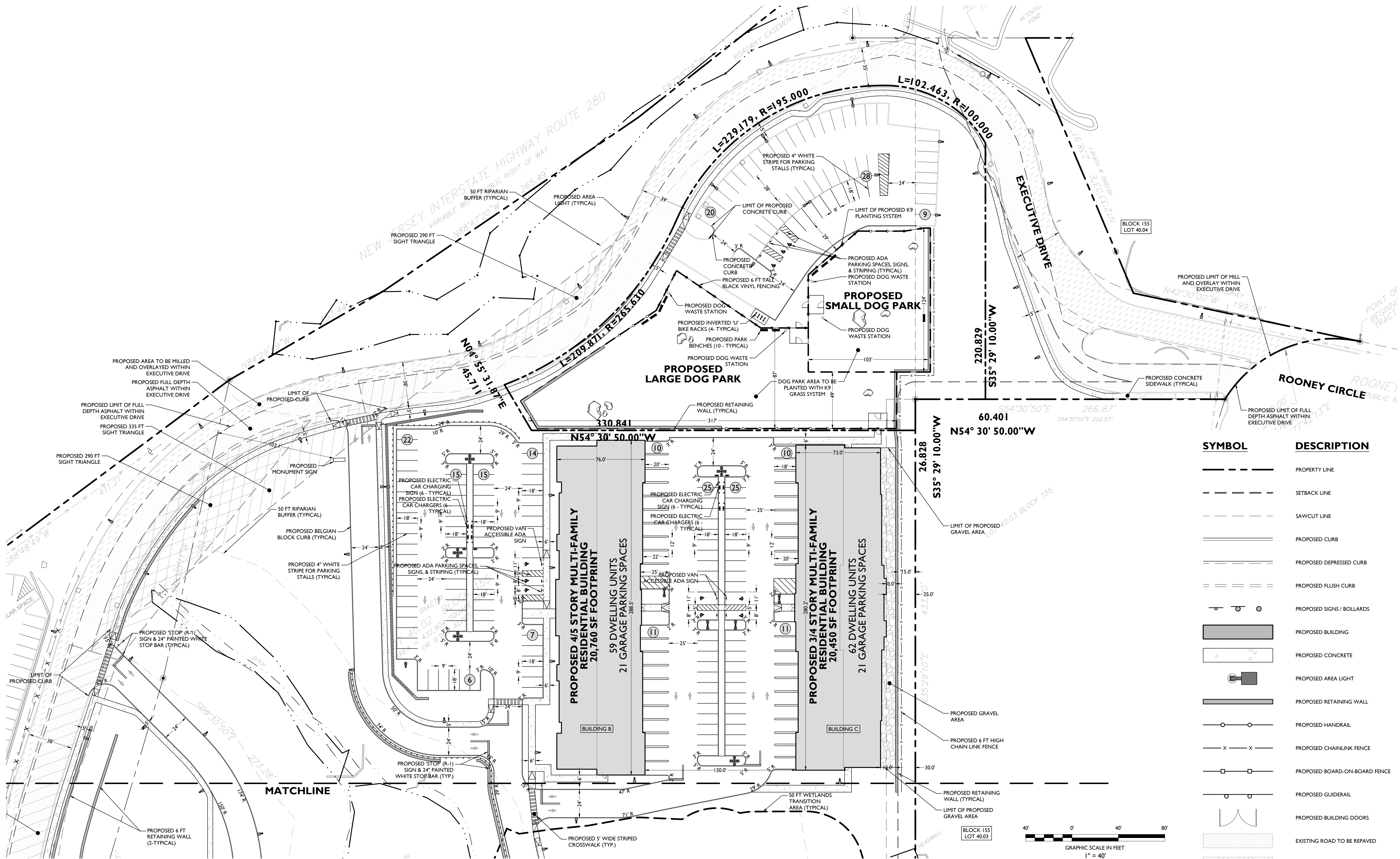
OVERALL SITE PLAN

DRAWING:

C-4

T:\2017\T-17554 BINE REAL ESTATE GROUP - 100-200 EXECUTIVE DRIVE, WEST ORANGE, NJ\CD\PROJECT\T-17554\SET\DRAWING

NOTE:
EXISTING BELGIAN BLOCK CURBING
ALONG EXECUTIVE DRIVE TO
REMAIN AND BE PROTECTED
THROUGHOUT CONSTRUCTION.



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED RETAINING WALL
	PROPOSED HANDRAIL
	PROPOSED CHAINLINK FENCE
	PROPOSED BOARD-ON-BOARD FENCE
	PROPOSED GUIDERAIL
	PROPOSED BUILDING DOORS
	EXISTING ROAD TO BE REPAVED
	EXISTING ROAD TO BE MILLED AND OVERLAYED

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SCALE: 1" = 40' PROJECT ID: T-17354

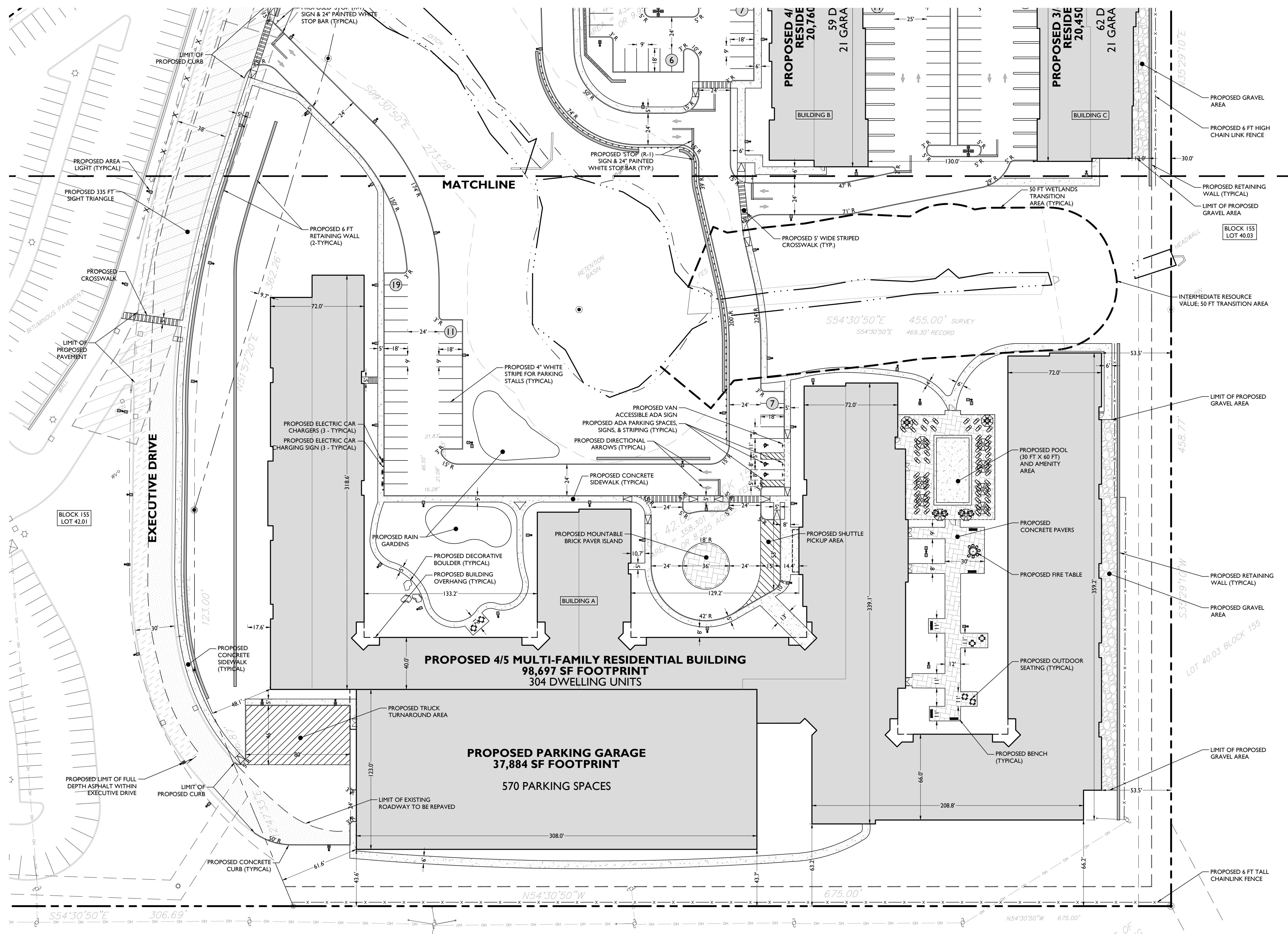
TITLE:

SITE PLAN

DRAWING:

C-5

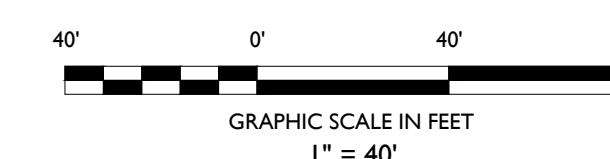
**NOTE:
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ALONG EXECUTIVE DRIVE TO
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SYMBOL

DESCRIPTION

	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED RETAINING WALL
	PROPOSED HANDRAIL
	PROPOSED CHAINLINK FENCE
	PROPOSED BOARD-ON-BOARD FENCE
	PROPOSED GUIDERAIL
	PROPOSED BUILDING DOORS
	EXISTING ROAD TO BE REPAVED
	EXISTING ROAD TO BE MILLED AND OVERLAYED

[illegible]

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ESSEX COUNTY, NEW JERSEY

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LICENSED PROFESSIONAL ENGINEER



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SCALE:	1" = 40'	PROJECT ID: T-I7554
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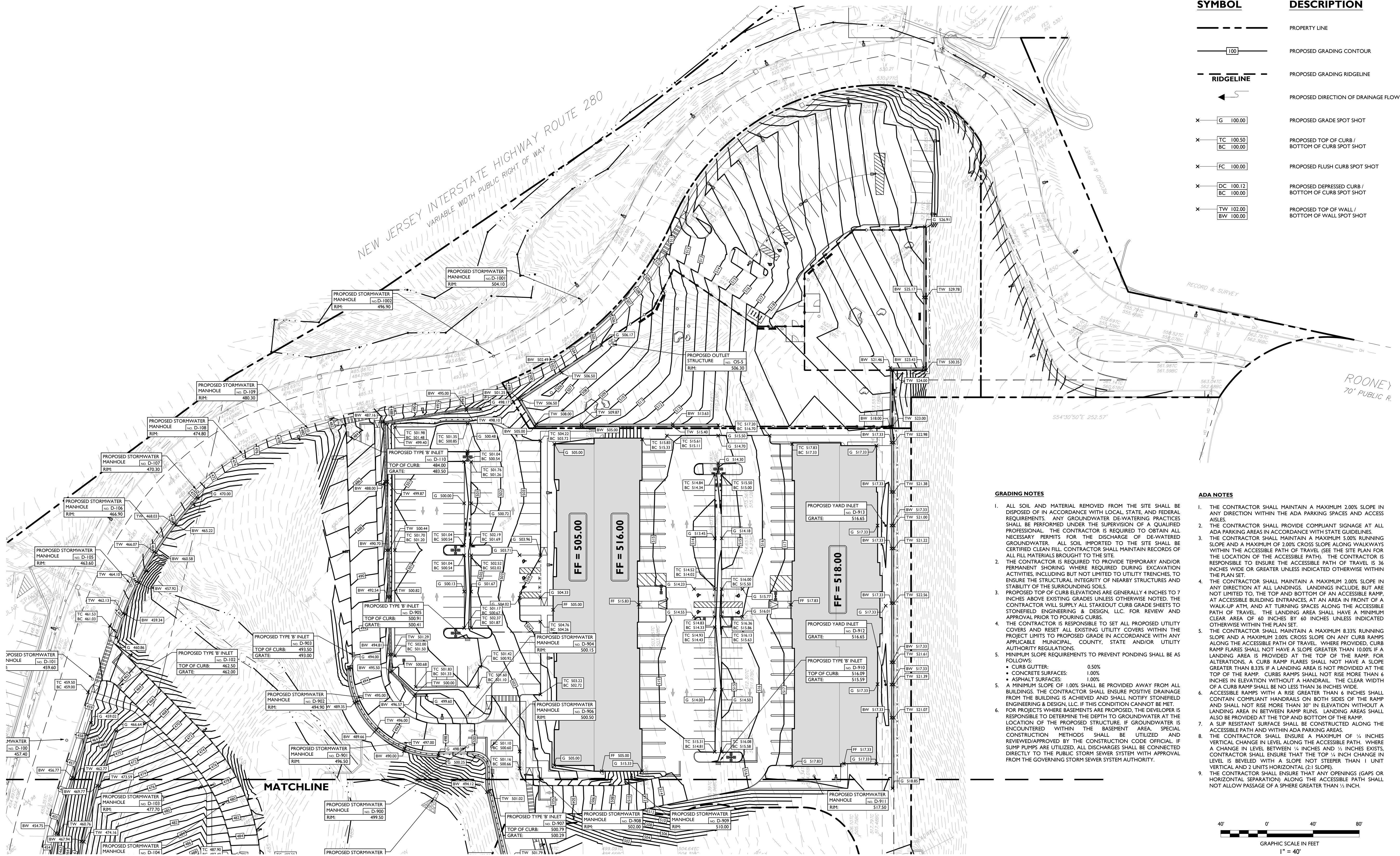
TITLE:

SITE PLAN

DRAWING:

C-6

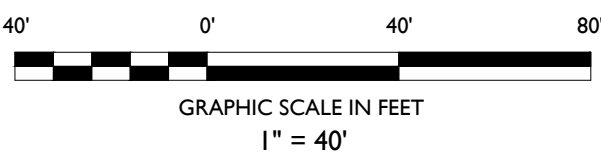
T:\2017\1754 BINE REAL ESTATE GROUP - 100-308 EXECUTIVE DRIVE, WEST ORANGE, NJ\040910\1754 GRADING



SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
--- RIDGELINE ---	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X DC 100.12 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
X TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES. TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SLUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
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RENEWAL ENTITY, LLC**
**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**
TAX MAP SHEET 88 BLOCK 155, LOTS 40.02, 42.01, & 42.02
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE NO. 53605
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: T-17554

TITLE:

GRADING PLAN

DRAWING:

C-7

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engineering & design

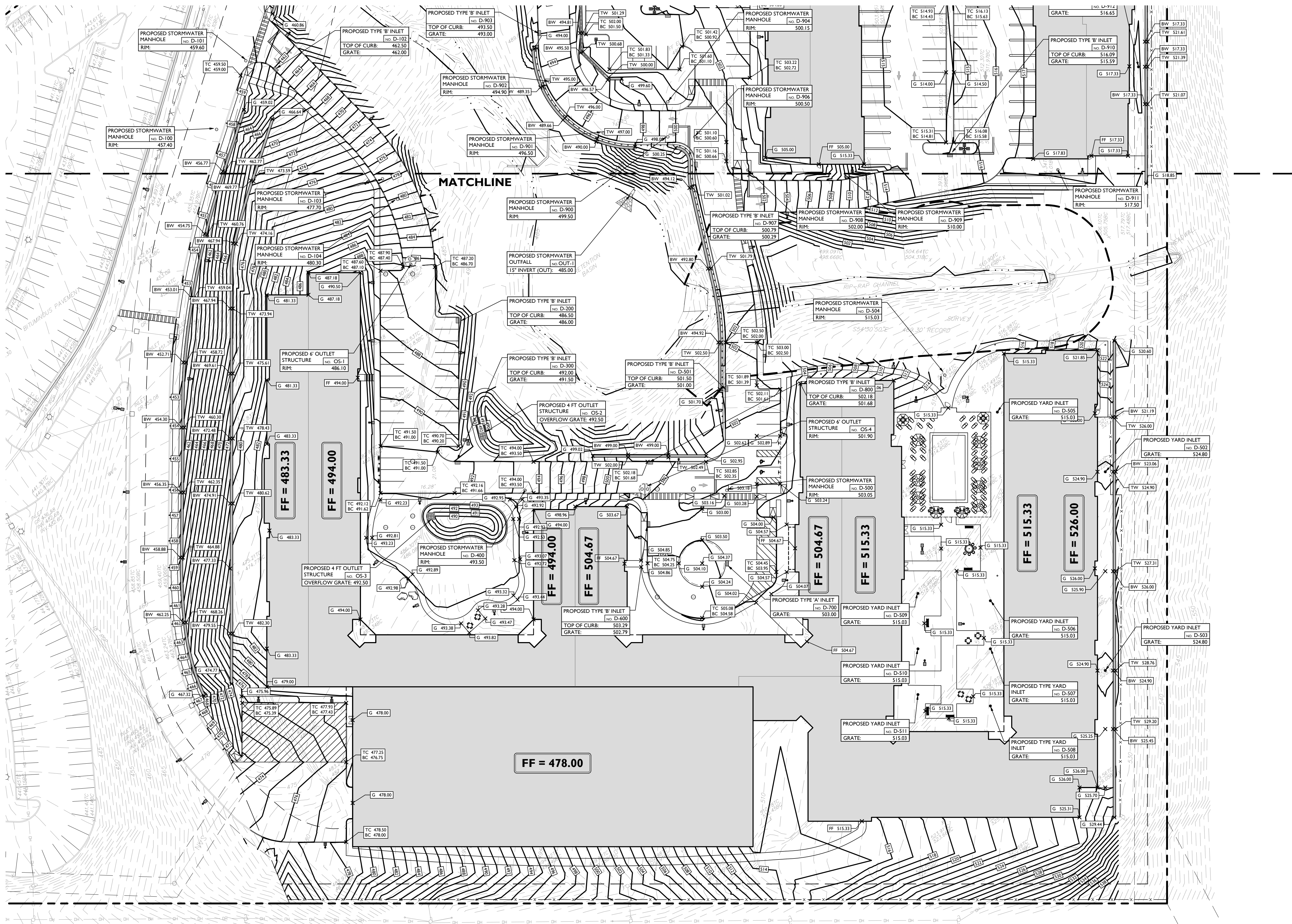
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Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
4	06/11/2020	NS	REVISED PER FORESTER COMMENTS
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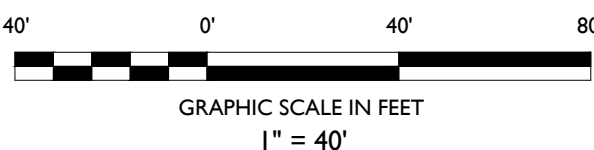
T:\2017\1754 BINE REAL ESTATE GROUP - 100-200 EXECUTIVE DRIVE, WEST ORANGE, NJ\04001070170408 GRADING



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES. TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL COUNTY, STATE AND UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP; AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALK-UP ATM; AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA 10' BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
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PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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100 - 200 EXECUTIVE DRIVE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

STONEFIELD
engineering & design

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 40'

PROJECT ID: T-17554

TITLE: GRADING PLAN

DRAWING: C-8

REVISED PER FORESTER COMMENTS

REVISED PER CLIENT COMMENTS

REVISED PER TOWNSHIP COMMENTS

ISSUED FOR REVIEW

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06/11/2020

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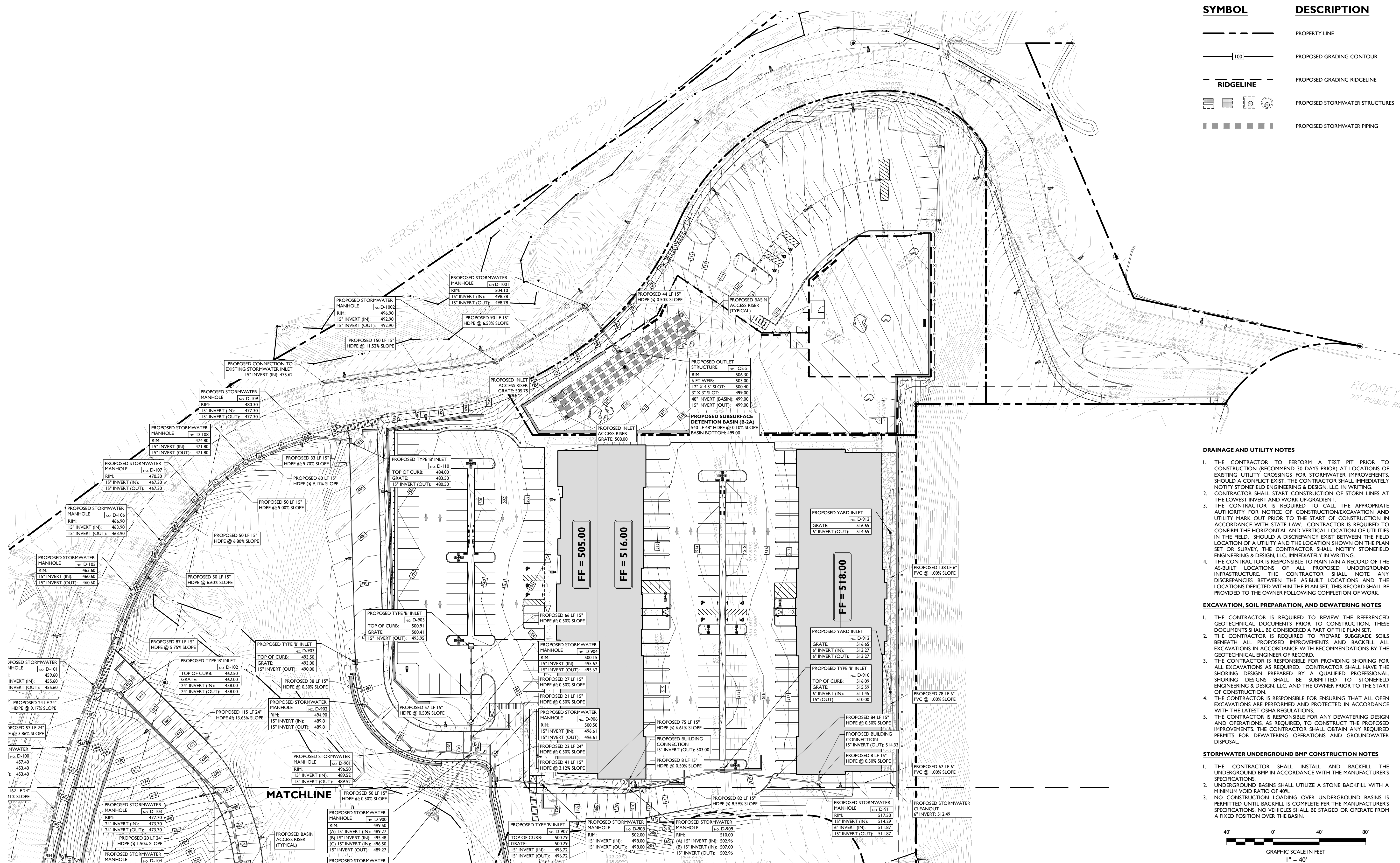
DESCRIPTION

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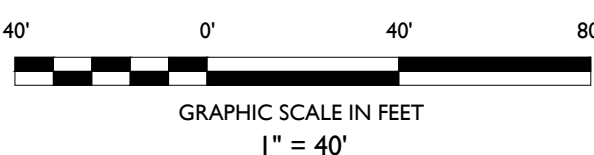
584 Broadway, Suite 310, New York, NY 10012
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DRAINAGE AND UTILITY NOTES

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

[illegible]

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PRELIMINARY & FINAL MAJOR SITE PLAN

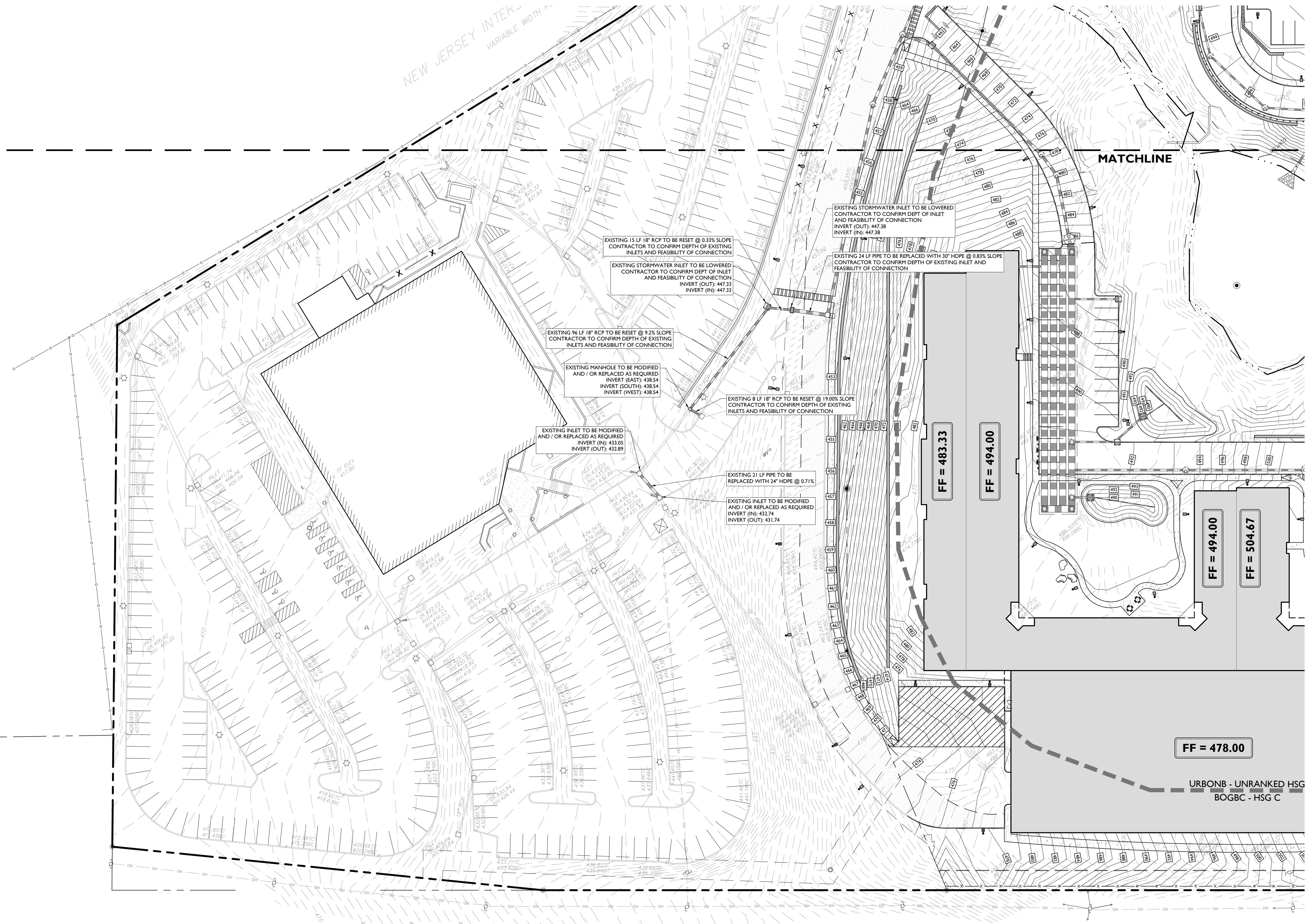
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T:\2017\T1754 BINE REAL ESTATE GROUP - 100-200 EXECUTIVE DRIVE, WEST ORANGE, NJ\40401001\DWG\11-1754.DWG

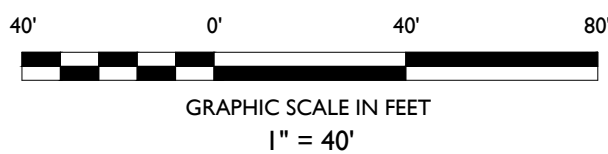


SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGE LINE
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
 2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
 3. 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 ACCORDANCE WITH STATE LAW. CONTRACTOR IS 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 PLAN 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 ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

- EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES**
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 PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL. ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
 3. THE CONTRACTOR IS RESPONSIBLE FOR 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 LATEST OSHA REGULATIONS.
 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.

- STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES**
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.



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DRAINAGE PLAN

DRAWING:
C-11