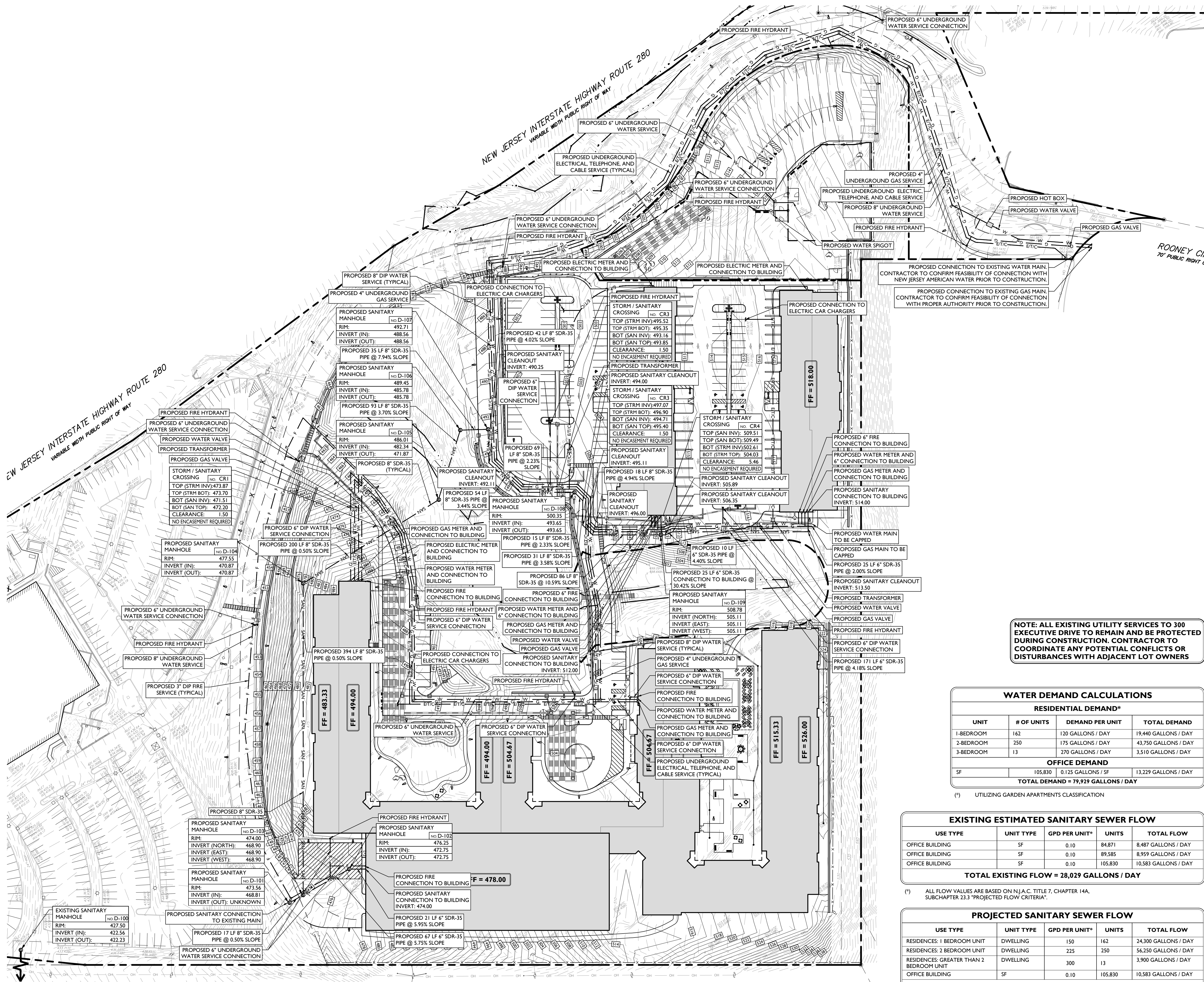


T:\2017\1754 BIRKBECK ESTATE GROUP - 100-300 EXECUTIVE DRIVE, WEST ORANGE, NJ\040001\01\UTILITY.DWG



SYMBOL	DESCRIPTION
---	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
T/C	PROPOSED DATA CONDUITS
E	PROPOSED ELECTRIC CONDUITS
OH	PROPOSED OVERHEAD WIRES
G	PROPOSED GAS LINE
⊗	PROPOSED VALVE
⊕	PROPOSED WATER TEE / BEND
⊙	PROPOSED FIRE HYDRANT
⊙	PROPOSED FIRE DIRECT CONNECTION (FDC)
⊙	PROPOSED SANITARY MANHOLE / CLEANOUT
⊙	PROPOSED UTILITY POLE
⊙	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

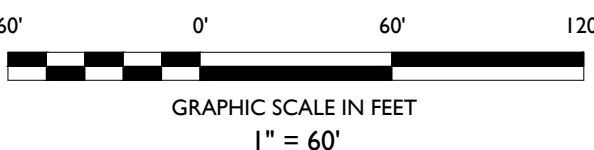
NOTE: ALL EXISTING UTILITY SERVICES TO 300 EXECUTIVE DRIVE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO COORDINATE ANY POTENTIAL CONFLICTS OR DISTURBANCES WITH ADJACENT LOT OWNERS

WATER DEMAND CALCULATIONS			
RESIDENTIAL DEMAND*			
UNIT	# OF UNITS	DEMAND PER UNIT	TOTAL DEMAND
1-BEDROOM	162	120 GALLONS / DAY	19,440 GALLONS / DAY
2-BEDROOM	250	175 GALLONS / DAY	43,750 GALLONS / DAY
3-BEDROOM	13	270 GALLONS / DAY	3,510 GALLONS / DAY
OFFICE DEMAND			
SF	105,830	0.125 GALLONS / SF	13,229 GALLONS / DAY
TOTAL DEMAND = 79,929 GALLONS / DAY			
(*) UTILIZING GARDEN APARTMENTS CLASSIFICATION			

EXISTING ESTIMATED SANITARY SEWER FLOW				
USE TYPE	UNIT TYPE	GPD PER UNIT*	UNITS	TOTAL FLOW
OFFICE BUILDING	SF	0.10	84,871	8,487 GALLONS / DAY
OFFICE BUILDING	SF	0.10	89,585	8,959 GALLONS / DAY
OFFICE BUILDING	SF	0.10	105,830	10,583 GALLONS / DAY
TOTAL EXISTING FLOW = 28,029 GALLONS / DAY				
(*) ALL FLOW VALUES ARE BASED ON N.J.A.C. TITLE 7, CHAPTER 14A, SUBCHAPTER 23.3 "PROJECTED FLOW CRITERIA"				

PROJECTED SANITARY SEWER FLOW				
USE TYPE	UNIT TYPE	GPD PER UNIT*	UNITS	TOTAL FLOW
RESIDENCES: 1 BEDROOM UNIT	DWELLING	150	162	24,300 GALLONS / DAY
RESIDENCES: 2 BEDROOM UNIT	DWELLING	225	250	56,250 GALLONS / DAY
RESIDENCES: GREATER THAN 2 BEDROOM UNIT	DWELLING	300	13	3,900 GALLONS / DAY
OFFICE BUILDING	SF	0.10	105,830	10,583 GALLONS / DAY
TOTAL PROJECTED FLOW = 95,033 GALLONS / DAY				
(*) ALL FLOW VALUES ARE BASED ON N.J.A.C. TITLE 7, CHAPTER 14A, SUBCHAPTER 23.3 "PROJECTED FLOW CRITERIA"				

- DRAINAGE AND UTILITY NOTES**
- 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.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 - 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 ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
 - 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 DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - 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.



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Phone 718.606.8305

**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

STONEFIELD
engineering & design

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

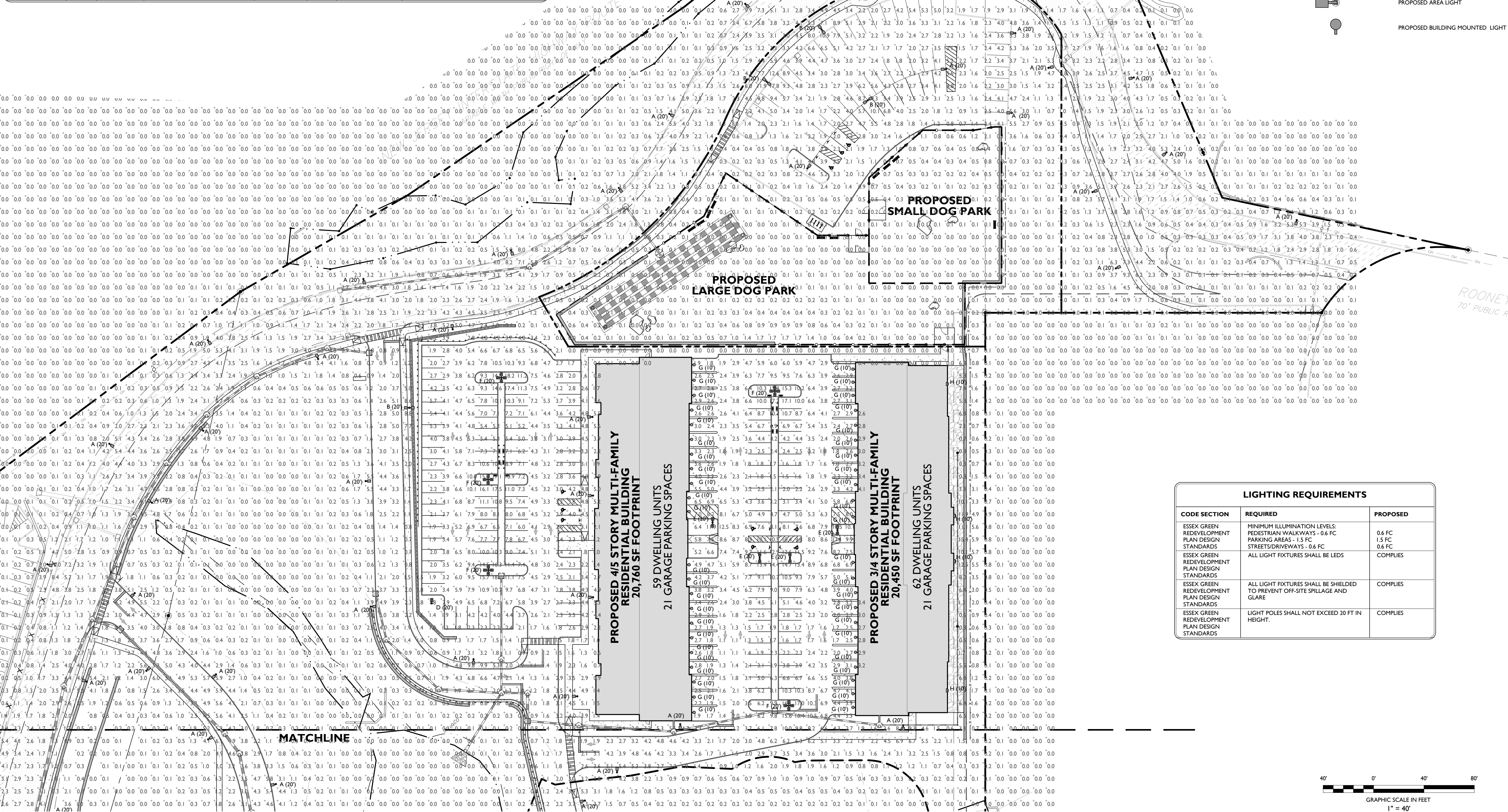
TITLE:

UTILITY PLAN

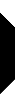
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C-12

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	LUMINAIRE	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	69	CAMPANA PENDANT POLE MOUNTED LED AREA LIGHT	TYPE III	0.90	CYCLONE LIGHTING	CAMPANA-CN5SP1-FGC-3-100W-3K (K617Cm).IES
	B	7	CAMPANA PENDANT 180° DOUBLE POLE MOUNTED LED AREA LIGHT	TYPE III	0.90	CYCLONE LIGHTING	CAMPANA-CN5SP1-FGC-3-100W-3K (K617Cm).IES
	C	2	CAMPANA PENDANT 90° DOUBLE POLE MOUNTED LED AREA LIGHT	TYPE III	0.90	CYCLONE LIGHTING	CAMPANA-CN5SP1-FGC-3-100W-3K (K617Cm).IES
	D	10	CAMPANA PENDANT POLE MOUNTED LED AREA LIGHT	TYPE IV	0.90	CYCLONE LIGHTING	CAMPANA-CN5SP1-FGC-4-120W-4K (K619C).IES
	E	4	CAMPANA PENDANT 180° DOUBLE POLE MOUNTED LED AREA LIGHT	TYPE IV	0.90	CYCLONE LIGHTING	CAMPANA-CN5SP1-FGC-4-120W-4K (K619C).IES
	F	5	CAMPANA PENDANT QUAD POLE MOUNTED LED AREA LIGHT	TYPE IV	0.90	CYCLONE LIGHTING	CAMPANA-CN5SP1-FGC-4-120W-4K (K619C).IES
	G	44	MARINA PENDANT MINI AREA LIGHT	TYPE IV	0.90	CYCLONE LIGHTING	MARINA-MINI-CN1M1-1PI-GCPO-5-35W-4K.IES
	H	12	UNIVERSAL SIDE MOUNT AREA LIGHT	TYPE 3M	0.90	CYCLONE LIGHTING	UNIVERSAL-SU21x-FGC-3M-100W-3K(K618Cm).IES

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NOT APPROVED FOR CONSTRUCTION



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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
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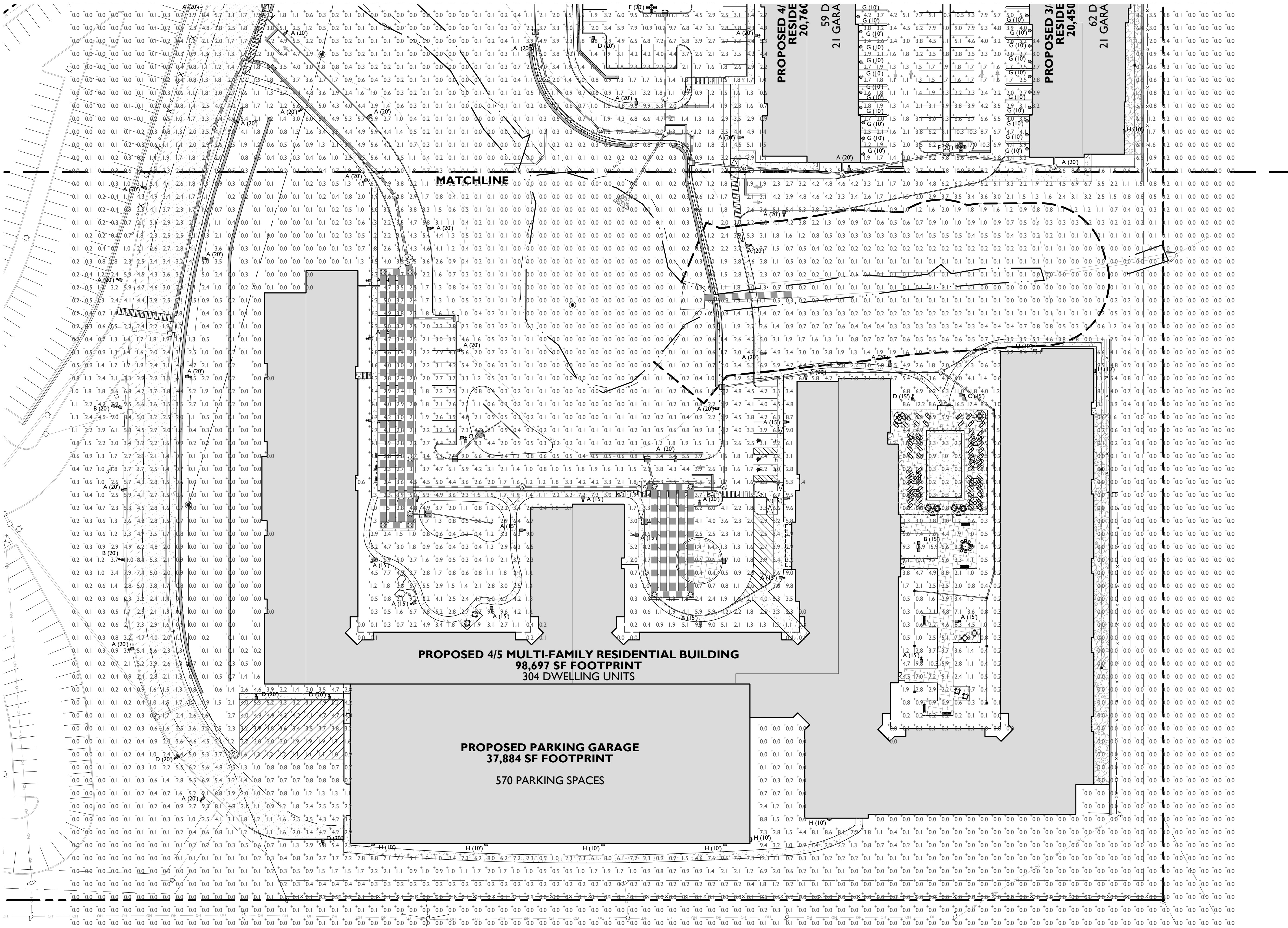
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LIGHTING PLAN

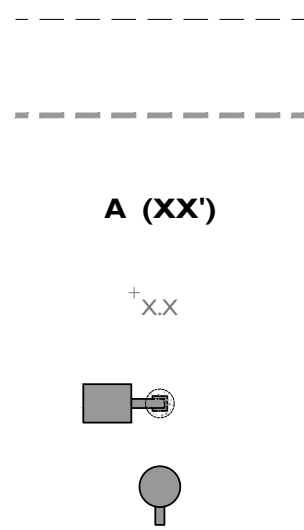
DRAWING:

C-13

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SYMBOL



DESCRIPTION

PROPOSED CALCULATION AREA

PROPOSED ISOMETRIC LINE

PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)

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
- 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.



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



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

TITLE: LIGHTING PLAN

DRAWING: C-14

DESCRIPTION

SOIL DE-COMPACTION AND TESTING REQUIREMENTS
SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 4.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

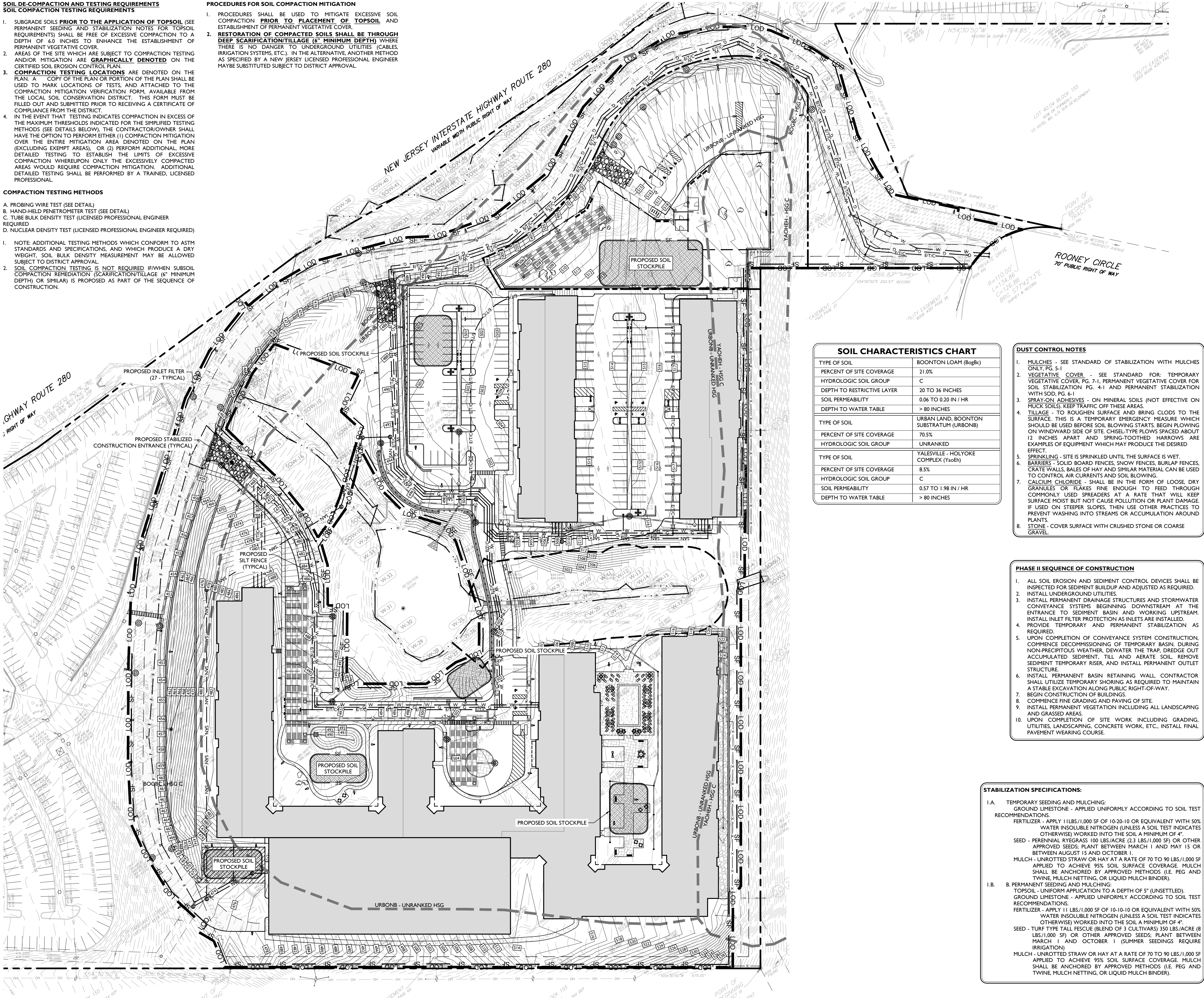
COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

- NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



SOIL CHARACTERISTICS CHART

TYPE OF SOIL	BOONTON LOAM (BoyBc)
PERCENT OF SITE COVERAGE	21.0%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	20 TO 36 INCHES
SOIL PERMEABILITY	0.06 TO 0.20 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES
TYPE OF SOIL	URBAN LAND, BOONTON SUBSTRATUM (URBONB)
PERCENT OF SITE COVERAGE	70.5%
HYDROLOGIC SOIL GROUP	UNRANKED
TYPE OF SOIL	YALLESVILLE - HOLYOKE COMPLEX (YaoEh)
PERCENT OF SITE COVERAGE	8.5%
HYDROLOGIC SOIL GROUP	C
SOIL PERMEABILITY	0.57 TO 1.98 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES

DUST CONTROL NOTES

- MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 51.
- VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1; PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOIL, PG. 4-1.
- 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.

PHASE II SEQUENCE OF CONSTRUCTION

- ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED FOR SEDIMENT BUILDUP AND ADJUSTED AS REQUIRED.
- INSTALL UNDERGROUND UTILITIES.
- INSTALL PERMANENT DRAINAGE STRUCTURES AND STORMWATER CONVEYANCE SYSTEMS BEGINNING DOWNSTREAM AT THE ENTRANCE TO SEDIMENT BASIN AND WORKING UPSTREAM. INSTALL INLET FILTER PROTECTION AS INLETS ARE INSTALLED.
- PROVIDE TEMPORARY AND PERMANENT STABILIZATION AS REQUIRED.
- UPON COMPLETION OF CONVEYANCE SYSTEM CONSTRUCTION, COMMENCE DECOMMISSIONING OF TEMPORARY BASIN, DURING NON-PRECIPITOUS WEATHER. DEWATER THE TRAP, DREDGE OUT ACCUMULATED SEDIMENT, TILL AND AERATE SOIL, REMOVE SEDIMENT TEMPORARY RISER, AND INSTALL PERMANENT OUTLET STRUCTURE.
- INSTALL PERMANENT BASIN RETAINING WALL. CONTRACTOR SHALL UTILIZE TEMPORARY SHORING AS REQUIRED TO MAINTAIN A STABLE EXCAVATION ALONG PUBLIC RIGHT-OF-WAY.
- BEGIN CONSTRUCTION OF BUILDINGS.
- COMMENCE FINE GRADING AND PAVING OF SITE.
- INSTALL PERMANENT VEGETATION INCLUDING ALL LANDSCAPING AND GRASSED AREAS.
- UPON COMPLETION OF SITE WORK INCLUDING GRADING, UTILITIES, LANDSCAPING, CONCRETE WORK, ETC., INSTALL FINAL PAVEMENT WEARING COURSE.

STABILIZATION SPECIFICATIONS:

- TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 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).
- PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 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 (SUMMER SEEDINGS REQUIRE IRRIGATION).
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).

SYMBOL

- 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

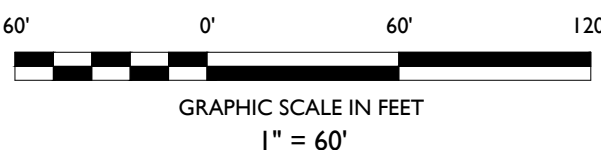
DESCRIPTION

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.

HUDSON, ESSEX, & PASSAIC SCD NOTES

- 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.
- ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. 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 HEPCSD: SPRING - 3/15-5/15 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 IT 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@HEPCSD.ORG.
- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ, 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 WHENEVER 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, SUMP 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, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
- 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 SITE EXITS USING 2 1/2" 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 INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- 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.



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
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" = 60' PROJECT ID: T-17354

TITLE:

SOIL EROSION &
SEDIMENT CONTROL
PLAN PHASE II

DRAWING:

C-16

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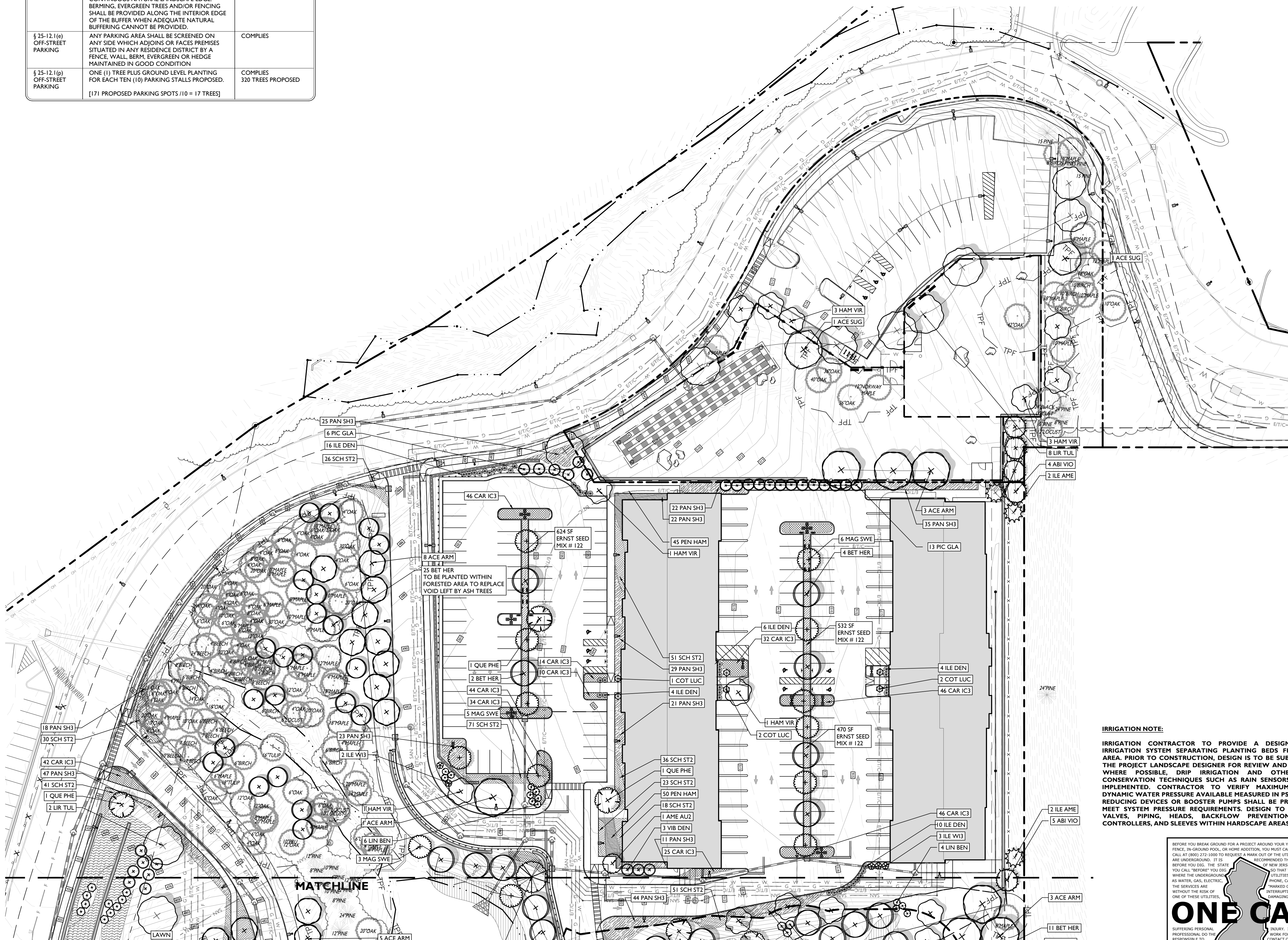
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

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

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LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
\$ 25-1-15 UTILITY SCREENING	UTILITY BOXES SHALL BE SCREENED ON AT LEAST THREE (3) SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR.	COMPLIES
\$ 25-1-13(a) BUFFER STRIP	BUFFER STRIP SHALL BE PLANTED AND MAINTAINED IN PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDING FROM SUCH ABUTTING RESIDENTIAL DISTRICT	COMPLIES
\$ 25-1-13(b) BUFFER STRIP	WHERE EXISTING TREES WOULD BE REMOVED IN BUFFER STRIPS, REPLACEMENT TREES AND LANDSCAPING SHALL BE PROVIDED TO FORM A CONTINUOUS NATURAL LANDSCAPE EDGE. BERMING, EVERGREEN TREES AND/OR FENCING SHALL BE PROVIDED ALONG THE INTERIOR EDGE OF THE BUFFER WHEN ADEQUATE NATURAL BUFFERING CANNOT BE PROVIDED.	COMPLIES
\$ 25-1-21(e) OFF-STREET PARKING	ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERRY, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION.	COMPLIES
\$ 25-1-21(p) OFF-STREET PARKING	ONE (1) TREE PLUS GROUND LEVEL PLANTING FOR EACH TEN (10) PARKING SPOTS PROPOSED.	COMPLIES 320 TREES PROPOSED

[17] PROPOSED PARKING SPOTS /10 = 17 TREES



PLANT SCHEDULE						
TREE	CODE	QTY	BOTANICAL NAME	COPPIN NAME	SIZE	REMARK
	ACE 4M1	27	ACE RUBRA 'AMSTONG'	AMSTONG RED MAPLE	(14 TREES AT 12" C.A. @ 10 TREES AT 3-5.7')	—
	AME A12	10	AMELANSCHER CANADENSIS AUTUMN BRILLANCE	AUTUMN BRILLANCE SEEDCERRY	6 FT	863
	RETW42	31	NETELA NAGUA 'NASTAGE'	HERITAGE NYSS BIRD	13.5' CAL	688
	HAH17H	30	HAMMEL'S VIRGINIANA	COPPIN WITCH HAZEL	17" CAL	—
	QUE P16	35	QUEBECUS PRINCELO	YELLOW OAK	(13 TREES AT 12" C.A. @ 10 TREES AT 3-5.7')	863
	ACE S15	18	ACE SACCHARUM	SUGAR MAPLE	(12 TREES AT 12" C.A. @ 10 TREES AT 3-5.7')	—
	SAL 848	35	SALIX AMERICANA	WEIBERS WILLOW	17 TREES AT 12" CAL	—
	TRU L15	31	ULROCERONER FLUPPERA	TULIP POPLAR	(11 TREES AT 12" CAL @ 10 TREES AT 3-5.7')	—
	MAG S16	14	MAGNOLIA VIRGINIANA	SWEET BAY	17" CAL	—
EVERGREEN TREE	CODE	QTY	BOTANICAL NAME	COPPIN NAME	SIZE	REMARK
	ABV10	14	ABIES CONCOLOR YUCCA	WHITE FIR	6 FT	868
	LE APE	32	LEAD OAK	AMERICAN HOLY	6 FT	868
	PG GLA	51	PICEA GLAUC	WHITE SPRUCE	6 FT	868
SHRUB	CODE	QTY	BOTANICAL NAME	COPPIN NAME	SIZE	REMARK
	COT LUC	10	COTONOSTER LUCIDUS	SHINY COTONEASTER	7 GAL	—
	RHJ ARO	86	RHUS AROMATICA	FRAGRANT SUMAC	5 GAL	—
	LE DEN	15	LEAD CLAMBA DENSA	INHERENT HOLLY	7 GAL	—
	GL V10	53	GLAD VERTICILLATA	WINTERBERRY	7 GAL	—
	SAH LED	106	SAMBUCUS CANADENSIS	ELDERBERRY	7 GAL	—
	LYNBN 45	11	LYNDBER BENSON	SPECBERRY	7 GAL	—
	VIB 009	39	VIBURNUM DENTATUM ARROWWOOD	ARROWWOOD VIBURNUM	7 GAL	—
	VIB 01A	6	VIBURNUM PULICATUM TONTONWOOD SHAWA	JAPANESE SNOWBALL	7 GAL	—
	CODE	QTY	BOTANICAL NAME	COPPIN NAME	SIZE	REMARK
	CAR 1C3	847	CAREX X. ICE DANCE	ICE DANCE BEDGE	1 GAL	30' x 4'
	EUP FER	30	EUPHATORIUM PERFORLATHUM	COPPIN BONSET	1 GAL	30' x 4'
	IRV 008	20	IRIS VERISCOLOR	BLUE FLAG	1 GAL	20' x 4'
	PAN 033	30	PANICUM VIRGIDULUM	SWITCH GRASS	1 GAL	30' x 4'
	REH HAN	663	REHMSTRI ALCOLOUREXIS HAPPEL	HAPPEL MOUNTAIN GRASS	1 GAL	30' x 4'
	SHCT12	1354	SHOCHETZKYA COCAUNAR STANDING OSTRICH	STANDING OSTRICH BLUESTEM GRASS	1 GAL	30' x 4'
	SOL 842	117	SOLIDAGO CANADENSIS BABY GOLD	GOLDENROD	1 GAL	30' x 4'

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

 **MESIC TO DRY NATIVE POLLINATOR MIX (ERNMX-105)**
13695 SQFT.(38 ACRES) OF AREA TO BE SEEDED
SEEDING RATE: EXPECT TO APPLY ABOUT 20 LB PER ACRE.

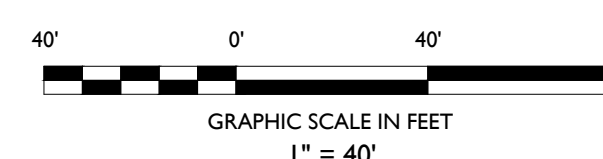
 **FACW WETLAND MEADOW MIX (ERNMX-122)**
9,475 SQFT.(21 ACRES) OF AREA TO BE SEEDED
SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT

LANDSCAPING NOTES

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 TO A MINIMUM 4 INCH DEPTH OF TOP SOIL.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3:1 HORIZONTAL TO 1:1 VERTICAL (31% SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL 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 LANDSCAPING AREAS.

IRRIGATION NOTE:

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 SAVING TECHNIQUES MUST BE USED. WHENEVER POSSIBLE, IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGNER TO SHOW ALL VALVES, PIPING, AND PRESSURE REDUCING DEVICES, PRESSURE CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

[illegible]

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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

TAX MAP SHEET 88 BLOCK 155, LOTS 40.01, & 42.02
100 - 200 EXECUTIVE DRIVE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

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NEW JERSEY LICENSE No. 53605
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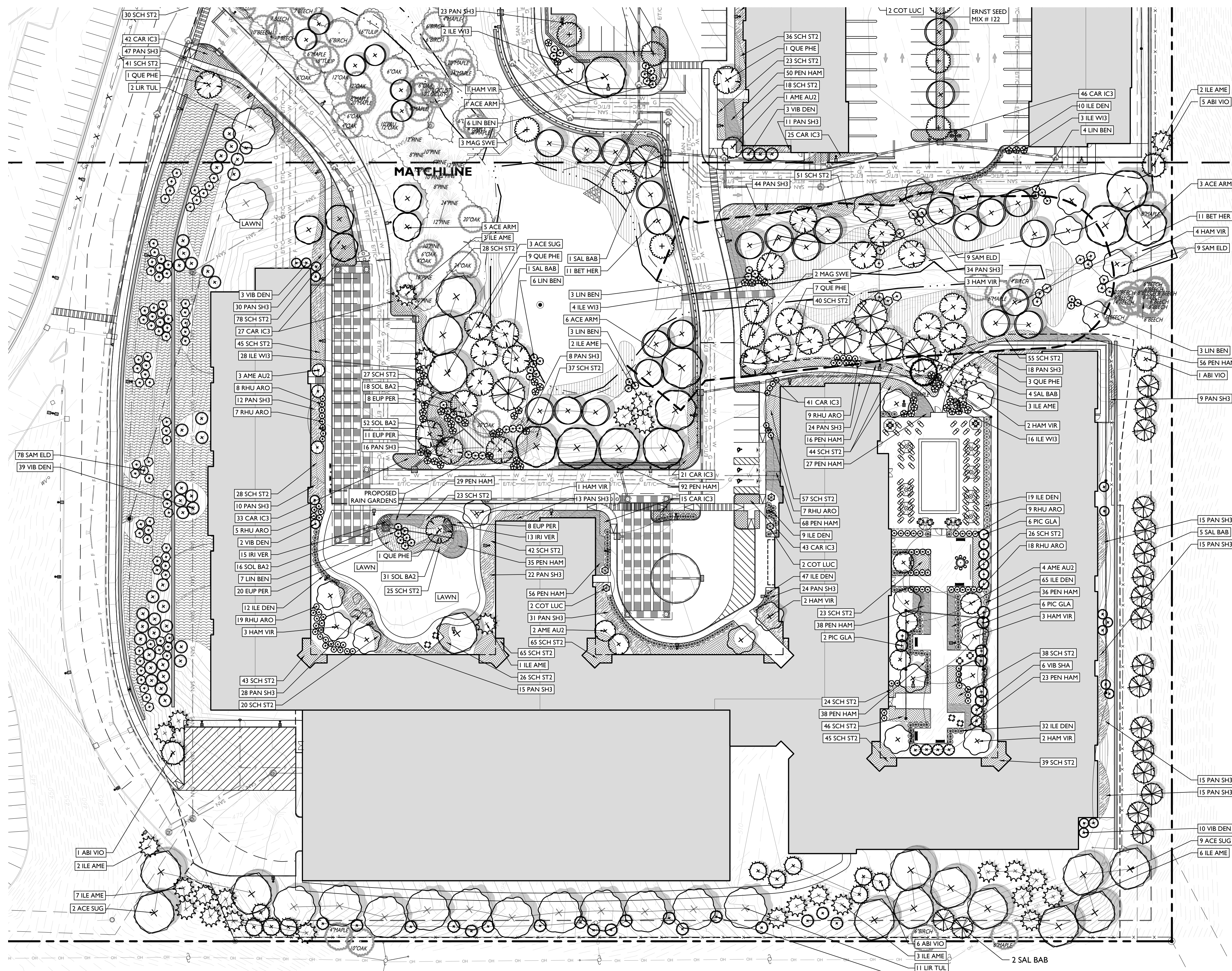
SCALE:	1" = 40'	PROJECT ID:	T-17554
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TITLE

LANDSCAPING PLAN

DRAWING:

C-17

[illegible]

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

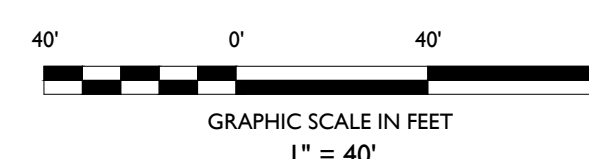
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LANDSCAPING NOTES

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. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1).
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNERS' REQUIREMENTS WITHIN 14 DAYS OF NOTIFICATION.
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 ASPRUT SHALL BE USED TO GRADE ANY OF THE DISTURBED AREAS.



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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NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER



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

LANDSCAPING PLAN

DRAWING:

C-18

