

PRELIMINARY AND FINAL MAJOR SITE PLAN
15 AND 19 MEEKER STREET

LOTS 50 AND 43.01, BLOCK 2
TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, NEW JERSEY 07052

DRESDNER
ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION - 24GA27926000

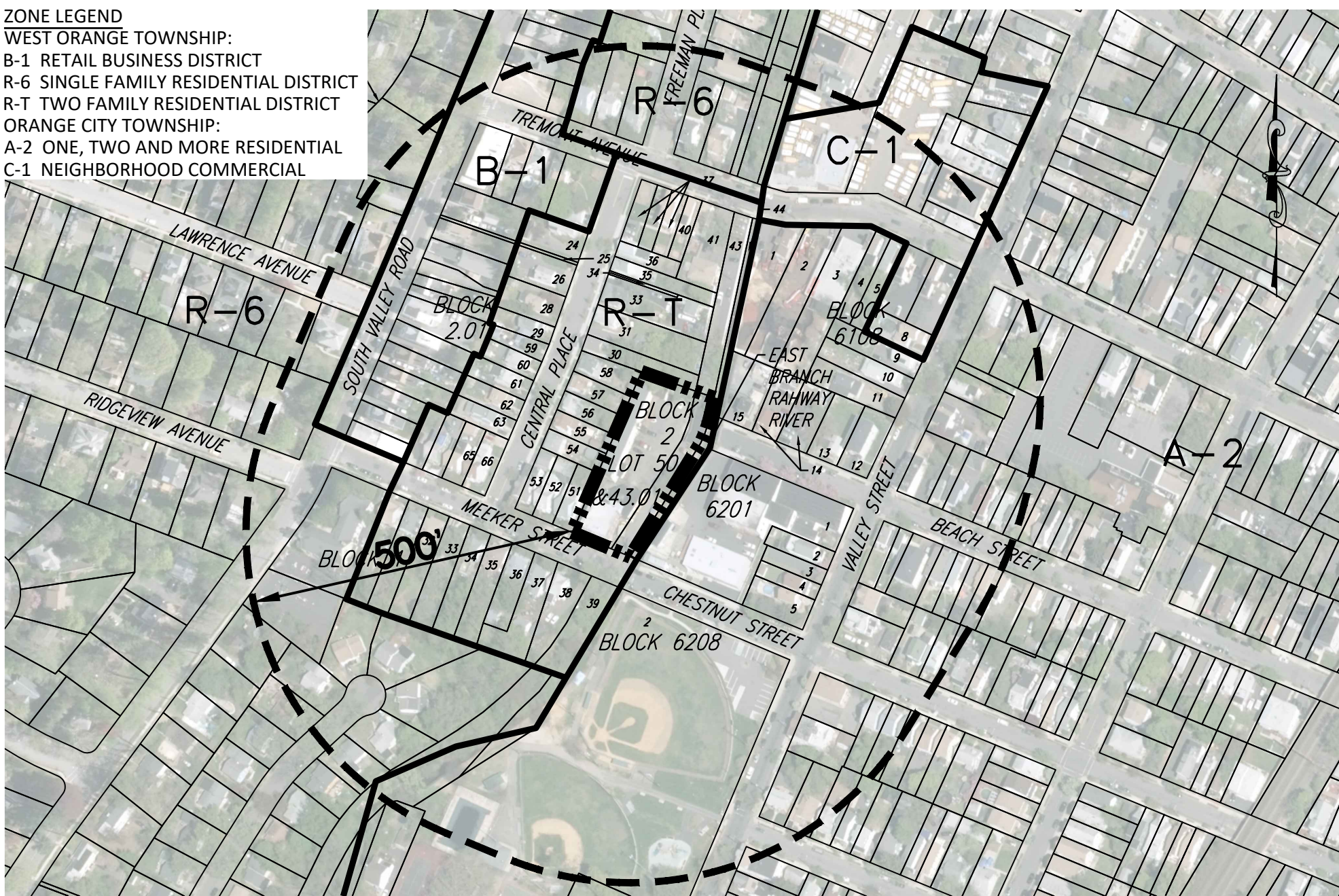
JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

ABBREVIATIONS

LOCATION MAPS

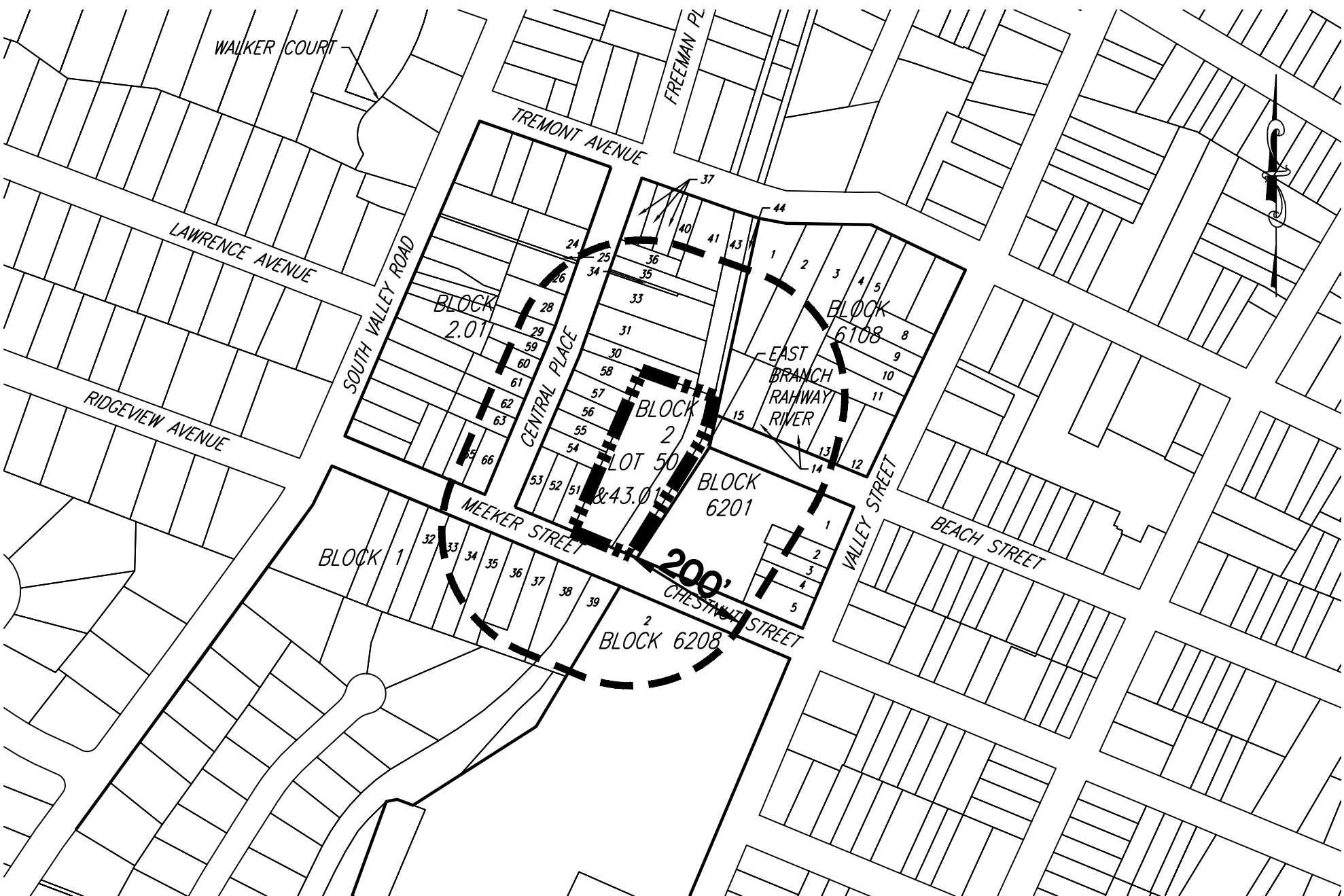
PROJECT CONTACTS

ACP ASBESTOS CEMENT PIPE
BC BOTTOM OF CURB
BW BOTTOM OF WALL
BLDG BUILDING
BLK BLOCK
BIT BITUMINOUS
BM BENCHMARK
BOL BOLLARD
CB CATCH BASIN
CIP CAST IRON PIPE
CL CENTERLINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
CONC CONCRETE
DC DEPRESSED CURB
DIP DUCTILE IRON PIPE
D/W DRIVEWAY
ELEC ELECTRIC
ELEV ELEVATION
EP EDGE OF PAVEMENT
EXST EXISTING
FC FLUSH CURB
FDC FIRE DEPARTMENT CONNECTION
FES FLARED END SECTION
FF FINISHED FLOOR
FND FOUND
FR FRAME
FT FEET
GAR GARAGE
GF GARAGE FLOOR
GR GRATE
GV GAS VALVE
HDPE HIGH DENSITY POLYETHYLENE
HYD HYDRANT
INV INVERT
IP IRON PIPE
LF LINEAR FEET
MB MAIL BOX
MH MANHOLE
MW MONITORING WELL
N/F NOW OR FORMERLY
OC OUTLET CONTROL STRUCTURE
OCS OVERHEAD WIRE
OHV OHV
PAVT PAVEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PI POINT OF INTERSECTION
POB POINT OF BEGINNING
PRC POINT OF REVERSE CURVE
PROP PROPOSED
PVI POINT OF VERTICAL INTERSECTION
PF POINT OF FROG
PS POINT OF SWITCH
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE
RCP REINFORCED CONCRETE PIPE
RD ROOF DRAIN
RR RAILROAD
RRT RAILROAD TIE
SAN SANITARY
SL SLOPE
SRF SPLIT RAIL FENCE
STOCK STOCKADE FENCE
STM STORM
STRP STRIPE
STY STORY
S/W SIDEWALK
TEL TELEPHONE
TC TOP OF CURB
T/L TRAFFIC LIGHT
TW TOP OF WALL
TG TOP OF GRATE
TYP TYPICAL
UC UNDERGROUND CONDUIT
UGE UNDERGROUND ELECTRIC
U/P UTILITY POLE
VCP VITRIFIED CLAY PIPE
WSF WOOD STOCKADE FENCE
WV WATER VALVE



KEY MAP

SOURCE: AERIAL IMAGE SHOWN BASED ON GEODETIC INFORMATION (NIGN) SID TILE J6C2 & J6C3
ZONING DISTRICTS PER ZONING MAP OF THE TOWNSHIP OF WEST ORANGE DATED NOVEMBER 2006 AND
PROPOSED ZONING MAP CITY OF ORANGE TOWNSHIP DATED OCTOBER 2019.



AREA MAP

SOURCE: TOWNSHIP OF WEST ORANGE TAX MAPS; SHEET NO. 1 & 7; AND TOWNSHIP OF ORANGE CITY TAX MAPS; SHEET NO. 61 & 62;
LATITUDE: 40°45'40" N LONGITUDE: 74°15'11" W (PER WWW.LATLONG.NET)

GENERAL NOTES

200 FT PROPERTY OWNER'S LIST

SHEET INDEX

AGENCY CONTACTS

1. DRESDNER ROBIN ACCEPTS NO RESPONSIBILITY FOR THE MODIFICATION, COPYING, OR USE OF THESE DOCUMENTS BY ANY PARTY. THESE DOCUMENTS ARE ONLY INTENDED FOR USE BY THE CLIENT TO WHICH WE ARE CONTRACTED FOR OUR SERVICES. THESE PLANS ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

2. THE USE OF THIS PLAN, OR SET OF PLANS, MAY BE DEFICIENT ON ITS OWN TO PROPERLY COMPLETE THE IMPROVEMENTS SHOWN HEREIN. THIS PLAN MAY BE PART OF A MORE COMPREHENSIVE SET OF PLANS AND MAY ONLY PARTIALLY REPRESENT THE INTENDED IMPROVEMENTS OR WORK. EACH INDIVIDUAL PLAN CONTAINS RELEVANT INFORMATION FOR A SPECIFIC PURPOSE, BUT INTENDED TO BE USED IN CONJUNCTION WITH THE REMAINDER OF THE PLAN SET. FURTHERMORE, THE ENTIRE PLAN SET MAY REQUIRE ADDITIONAL INFORMATION REPRESENTED IN DESIGN DOCUMENTS BY OTHERS (I.E. ARCHITECTURAL PLANS, ROADWAY PLANS, STRUCTURAL PLANS, GEOTECHNICAL REPORTS, ETC.) IN ORDER TO PROPERLY PERFORM THE WORK.

3. THESE DOCUMENTS ARE PREPARED FOR THE PURPOSES OF REVIEW BY VARIOUS REGULATORY AGENCIES AND ARE NOT REPRESENTED AS SUITABLE FOR ANY OTHER PURPOSE. INFORMATION SHOWN HEREIN GENERALLY DEPICTS A PROJECT LOCATION, PROPERTY LIMIT, USE, SCOPE AND NATURE OF IMPROVEMENTS. PLAN DIMENSIONS ARE FURNISHED SOLELY IN SUPPORT OF THE FOREGOING DEFINITION AND ARE NOT REPRESENTED AS BEING SUITABLE FOR ANY OTHER USE.

4. EXISTING TOPOGRAPHIC FEATURES, UTILITIES AND SUBSURFACE CONDITIONS SHOWN HEREIN ARE BASED ON SURVEY INFORMATION OR INFRASTRUCTURE RECORDS FURNISHED BY OTHERS OR AN INTERPRETATION OF FEATURES READILY OBSERVABLE AT THE TIME OF DRESDNER ROBIN'S SERVICE. UNLESS SPECIFICALLY NOTED, NO DETAILED OR INTRUSIVE INVESTIGATIONS OF UTILITY OR SUBSURFACE FEATURES HAVE BEEN UNDERTAKEN TO CONFIRM DEPICTED FEATURES. DRESDNER ROBIN ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.

5. PURSUANT TO NEW JERSEY'S UNDERGROUND FACILITY PROTECTION ACT (N.J.S.A. 48:2-73), THE CONTRACTOR MUST CONTACT THE NEW JERSEY ONE CALL SYSTEM AT (800) 272-1000 OR 811 FOR A MARKOUT OF ALL PUBLIC UTILITY LINES ON AND ADJACENT TO THE WORKSITE. AS REQUIRED BY THE REGULATIONS AT N.J.A.C. 14:2, THE CONTRACTOR MUST ALLOW FOR THE REQUIRED WAITING PERIOD TO EXPIRE PRIOR TO EXCAVATION. THE CONTRACTOR TO ENSURE THAT ALL PUBLIC UTILITY LINES ARE MARKED. PRIVATE UTILITY LINES MAY EXIST WITHIN THE WORK AREA AND MAY OR MAY NOT BE MARKED. CARE SHOULD BE TAKEN TO AVOID DAMAGING ALL UTILITY LINES (MARKED AND UNMARKED) DURING EXCAVATION WORK.

6. UTILITY AND OTHER CONSTRUCTION NOTES, WHERE SHOWN ON THE DOCUMENTS, ARE PROVIDED AS REQUESTED BY REGULATORY REVIEW AGENCIES AND/OR QUASI-GOVERNING AGENCIES SUCH AS UTILITY PROVIDERS. SAID NOTES ARE NOT FURNISHED TO ENABLE THESE DOCUMENTS FOR CONSTRUCTION PURPOSES.

7. EXISTING INFORMATION SHOWN HEREIN SHALL BE VERIFIED, BY THE CONTRACTOR, PRIOR TO COMMENCING CONSTRUCTION, CONSTRUCTION LAYOUT OR ORDERING MATERIALS. THE ENTITY RESPONSIBLE FOR CONSTRUCTION LAYOUT SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF INFORMATION SHOWN WITHIN THESE DOCUMENTS UTILIZING AN INDEPENDENT VERIFICATION AND IMMEDIATELY REPORT ANY DEVIATIONS TO DRESDNER ROBIN PRIOR TO CONSTRUCTION.

8. THE IMPLEMENTATION OF ALL APPLICABLE WORKSITE SAFETY REGULATIONS, INCLUDING THOSE REQUIRED BY THE UNITED STATES, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL STATE AND LOCAL AUTHORITIES HAVING JURISDICTION, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OSHA WORKSITE SAFETY REGULATIONS ARE PUBLISHED AT 29 CFR 1926 WITHIN VARIOUS SUBPARTS RELATIVE TO SPECIFIC TYPES OF WORK. DRESDNER ROBIN TAKES NO RESPONSIBILITY FOR WORKSITE SAFETY PROVISIONS RELATIVE TO THE ONSITE WORK FORCE.

BLOCK WEST ORANGE TOWNSHIP

1	32	RANDOLPH, MILKO C. & MARPESA BELL
1	33	GIZZO, DOLORES L.
1	34	GERACI, GAIL
1	35	YOUNG, MARILYN
1	36	STADTLANDER, JOHN H & MURRAY, M
1	37	VIONISIO, MILAGROS
1	38	ERWAY, BERET
1	39	PUBLIC SERVICE ELEC. & GAS CO.
2	30	GALLOP, TILLARD JR
2	31	JOSEPH, PARNEL & MARIE
2	32	LOPEZ, MARIA E
2	34	TOWNSHIP OF WEST ORANGE
2	35	THOMAS, MARIA GORDON & MATOS, JULIEVET
2	36	GUZMAN, CARLOS JOEL-ALVINO, LAURA
2	37	WEINSTEIN, DAVID & KAREN
2	40	REVOLTE, REGINALD & NANCY OSTINE
2	41	4 FUTURE ENTERPRISES
2	43	4 FUTURE ENTERPRISES
2	44	
2	51	MANUIS, GEORGE R JR & GOLRIA
2	52	KAESSHAFFER, STEPHEN
2	53	ATHANASOPOULOS, G&E& ASOULETOS, K& GRIMANIS, M
2	54	KEIGHER, MICHAEL P.
2	55	MULERO, SONIA
2	56	HERSZTAIN, FANNY
2	57	PLAVECZKY, DARLENE BRAUN & CHARLES
2	58	BRETT, THOMAS JAMES
2	59	DALMACK, MARGUERITE
2	60	TOWNSHIP OF WEST ORANGE
2	61	FLORES, ISRAEL MALDONADO
2	62	RAMODEO, DAV & HARRINARINE
2	63	HOUSING AND URBAN DEVELOPMENT
2	64	23 CENTRAL WEST ORANGE, LLC
2	65	GUERRIERO, S & BRODEAN, W
2	66	KEIGHER, JAMES J. & W. MARILYN L.
2	67	OSBORNE, MORGAN K
2	68	ALVAREZ, NATACHA & FRITZNEL
2	69	ASSEGDIE, FANTU
2	70	ST FORT, JEAN

PROPERTY OWNER MAILING ADDRESS

P.O. BOX 972, SOUTH ORANGER, NJ 07079
14 MEEKER STREET, WEST ORANGE, N.J. 07052
16 MEEKER STREET, WEST ORANGE NEW JERSEY 07052
18 MEEKER STREET, WEST ORANGE, NJ 07052
20 MEEKER STREET, WEST ORANGE, NJ 07052
622 LIBERTY AVENUE, JERSEY CITY, N.J. 7307
24 MEEKER STREET, WEST ORANGE, NJ 07052
80 PARK PLAZA-TAX T-68, NEWARK, N.J. 07101
20 CENTRAL PL., WEST ORANGE, NJ 07052
18 CENTRAL PLACE, WEST ORANGE, N.J. 07052
16 CENTRAL PLACE, WEST ORANGE, NJ 07052
66 MAIN STREET, WEST ORANGE, NEW JERSEY 07052
12 CENTRAL PLACE, WEST ORANGE, NJ 07052
GUZMAN, CARLOS JOEL-ALVINO, LAURA
8 TREMONT AVE, WEST ORANGE, NJ 07052
6 TREMONT AVENUE, WEST ORANGE, N.J. 07052
54 MALAPARDIS RD, WHIPPANY, NJ 07981
54 MALAPARDIS RD, WHIPPANY, NJ 07981

13 MEEKER STREET, WEST ORANGE, NJ 07052
17 HARVARD TERRACE, WEST ORANGE, N.J. 07052
9 MEEKER ST, WEST ORANGE, NJ 07052
30 CENTRAL PLACE, WEST ORANGE, NJ 07052
28 CENTRAL PL., WEST ORANGE, NJ 07052
26 CENTRAL PLACE, WEST ORANGE, NJ 07052
24 CENTRAL PLACE, WEST ORANGE, N.J. 07052
101 GATE SAVE #B4, MONTCLAIR, NJ 07042
9 CENTRAL PLACE, WEST ORANGE, NJ 07052
66 MAIN ST, WEST ORANGE, N.J. 07052
15 CENTRAL PLACE, WEST ORANGE, NJ 07052
19 CENTRAL PLACE, WEST ORANGE, NJ 07052
ONE NEWARK CENTER, NEWARK, NJ 07102
5W 75TH ST, LC, NEW YORK, NY 10023
25 CENTRAL PLACE, WEST ORANGE, NJ 07052
27 CENTRAL PLACE, WEST ORANGE, NEW JERSEY 07052
29 CENTRAL PLACE, WEST ORANGE, NJ 07052
31 CENTRAL PL., WEST ORANGE, NJ 07052
5 MEEKER ST., WEST ORANGE, NJ 07052
7 MEEKER STREET, WEST ORANGE, NJ 07052

PROPERTY LOCATION

12 MEEKER STREET
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192 CENTRAL PLACE
194 CENTRAL PLACE
196 CENTRAL PLACE
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200 CENTRAL PLACE

WATER
NJ AMERICAN WATER
JOSEPH GELPI
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078

TELEPHONE
VERIZON COMMUNICATIONS
LAWRENCE GAETA
290 WEST MOUNT PLEASANT AVE. FLR G, BLDG 4
LIVINGSTON, NJ 07039
(973) 436-1247

ELECTRIC & GAS
PSEG
CHRISTINA MULLIGAN
80 PARK PLAZA, T6B
NEWARK, NJ 07102

SEWER
WEST ORANGE SEWER DIVISION
66 MAIN STREET
WEST ORANGE, NJ 07052
(973) 325-4067

WASTEWATER TREATMENT
JOINT MEETING OF ESSEX AND UNION COUNTIES
STEPHEN DOWHAN
500 SOUTH FIRST STREET
ELIZABETH, NJ 07901

CABLEVISION
COMCAST CABLEVISION
DEMETRI TZOVOLOS
3800 HORIZON BLVD STE 300
TREVOSSE, PA 19053
(732) 558-2240

CERTIFICATIONS

TOWNSHIP OF WEST ORANGE

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE AT A MEETING HELD ON THE ____ DAY OF ____ 20 ____

CHAIRMAN DATE

SECRETARY DATE

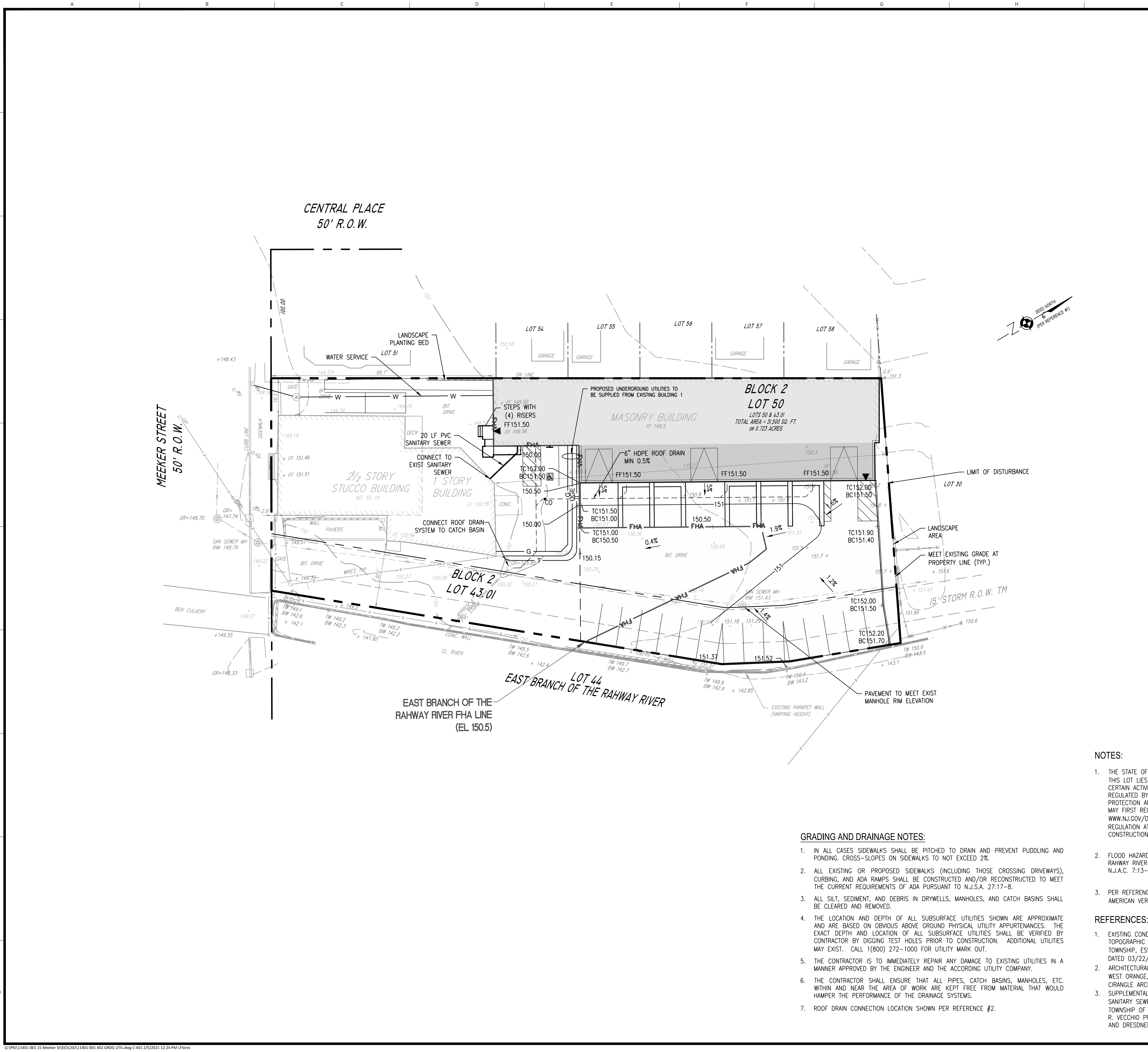
BOARD ENGINEER DATE

SCALE:

DRAWN BY: MSB CHECKED BY: DGR DRAWING NUMBER: G-001

SCALE: DATE: 11-02-2020

JOB NO: 11401-001 SHEET 01 OF 06



GRADING & DRAINAGE LEGEND		
EXISTING		PROPOSED
	PROPERTY LINE	
	CONTOURS	
	SPOT ELEVATION	
	COMBINED SEWER	
	COMBINED SEWER MANHOLE	
	STORM SEWER	
	STORM MANHOLE	
	ROOF DRAIN	
	TYPE A INLET	
	TYPE B INLET	
	TYPE E INLET	
	LAWN INLET	
	TRENCH DRAIN	
	SANITARY SEWER	
	SANITARY MANHOLE	
	CLEANOUT	
	WALL	
	MILL & OVERLAY	
	PAVEMENT	

UTILITY LEGEND		
EXISTING		PROPOSED
	PROPERTY LINE	
	ELECTRIC	
	OVERHEAD WIRE	
	UNDERGROUND WIRE	
	UTILITY POLE	
	VAULT	
	GAS	
	VALVE	
	TELECOM	
	MANHOLE	
	WATER	
	HYDRANT	
	VALVE	
	WATER METER PIT	
	SANITARY SEWER	
	SANITARY MANHOLE	
	CLEANOUT	
	STORM SEWER	
	STORM MANHOLE	
	ROOF DRAIN	
	TYPE A INLET	
	TYPE B INLET	
	TYPE E INLET	
	LAWN INLET	
	TRENCH DRAIN	

DRESDNER ROBIN

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55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

Q1	01-29-2021	REV. PER TWP. PLANNING & DEVELOP. COMMENTS	MSB
Nº	DATE	DESCRIPTION	BY

REVISIONS:

OWNER/APPLICANT:
E & J MASONRY SUPPLY, LLC
ERNESTO TAMAY
15 AND 19 MEEKER STREET
WEST ORANGE, NJ 07052

DRAWING TITLE:

GRADING, DRAINAGE, AND UTILITY PLAN

PROJECT:

15 AND 19 MEEKER STREET ADDITION

LOCATION:

15 AND 19 MEEKER STREET
LOTS 50 AND 43.01, BLOCK 2
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY,
NEW JERSEY, 07052

Digitally signed by Daniel Reeves
Date: 2021.02.05 15:28:09-05'00'

DANIEL G. REEVES
PROFESSIONAL ENGINEER
LICENSE NUMBER 24GE05292000

SCALE:

SCALE: 1"=20'

DRAWN BY: LMF MSB	CHECKED BY: DGR	DRAWING NUMBER: C-401
SCALE: 1"=20'	DATE: 11-02-2020	
JOB NO: 11401-001	SHEET 03 OF 06	

NOTES:

1. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES OF FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.

2. FLOOD HAZARD AREA AND FLOODWAY FOR THE EAST BRANCH OF THE RAHWAY RIVER WAS DETERMINED BY USING METHOD 1 AS DESCRIBED IN N.J.A.C. 7:13-3.

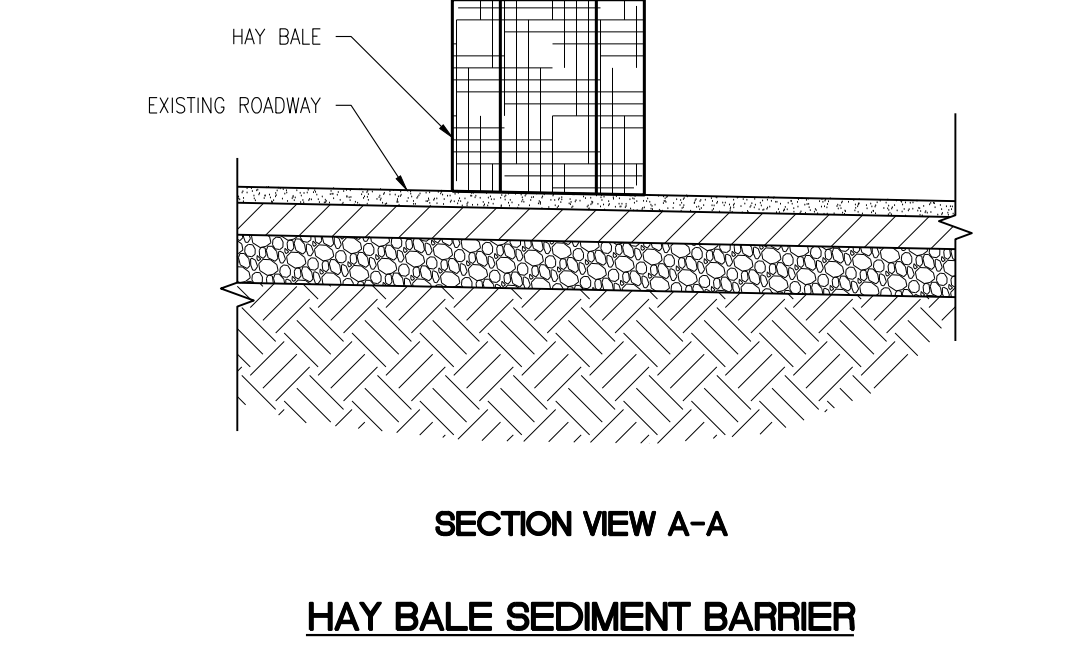
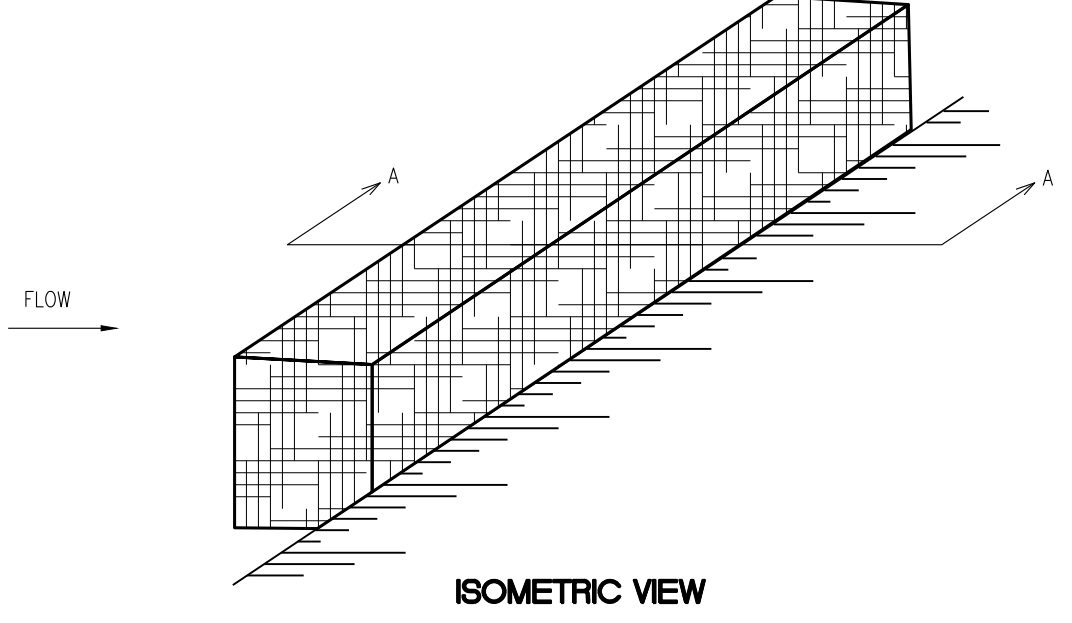
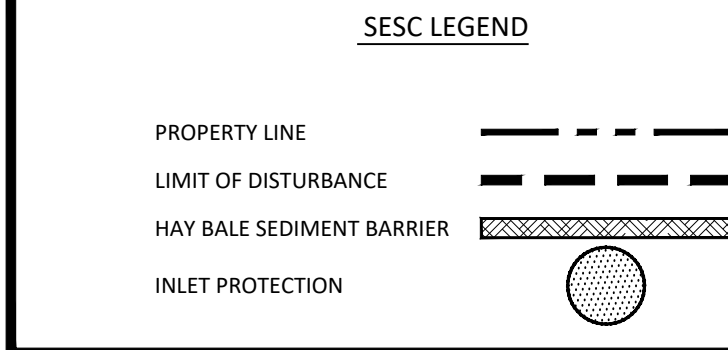
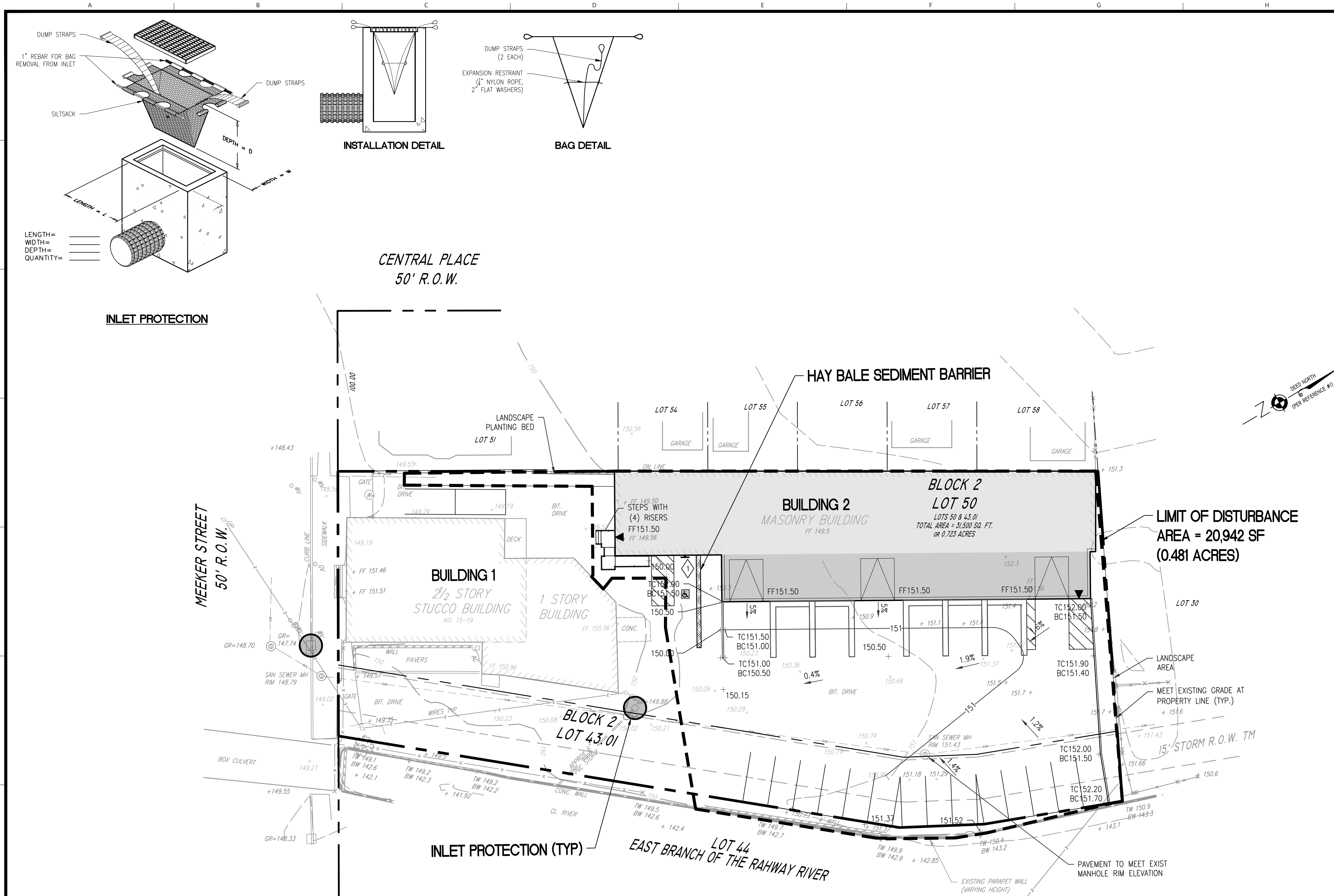
3. PER REFERENCE #1 ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

REFERENCES:

- EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY; BLOCK 2 LOTS 43.01 & 50; WEST ORANGE TOWNSHIP, ESSEX COUNTY, NJ", PREPARED BY JOHN S. SIMMONS PLS DATED 03/22/20.
- ARCHITECTURAL DRAWING ENTITLED "MEEKER ADDITION; 15 MEEKER STREET; WEST ORANGE, ESSEX COUNTY, NEW JERSEY 07952" PREPARED BY CIRANGLE ARCHITECTS DATED 10/08/20, LAST REVISED JANUARY 26, 2021.
- SUPPLEMENTAL EXISTING CONDITIONS INFORMATION ON WATER, STORM AND SANITARY SEWER BASED ON DRAWING ENTITLED "SURVEY LANDS IN TOWNSHIP OF WEST ORANGE ESSEX COUNTY, N.J." CERTIFIED TO NICKOLAS R. VECCHIO PREPARED BY THOMAS F. RUBINETTI, LS DATED NOV. 30, 1983 AND DRESDNER ROBIN SITE VISIT ON JANUARY 25, 2021.

GRADING AND DRAINAGE NOTES:

- IN ALL CASES SIDEWALKS SHALL BE PITCHED TO DRAIN AND PREVENT PUDDLING AND PONDING. CROSS-SLOPES ON SIDEWALKS TO NOT EXCEED 2%.
- ALL EXISTING OR PROPOSED SIDEWALKS (INCLUDING THOSE CROSSING DRIVEWAYS), CURBING, AND ADA RAMPS SHALL BE CONSTRUCTED AND/OR RECONSTRUCTED TO MEET THE CURRENT REQUIREMENTS OF ADA PURSUANT TO N.J.S.A. 27:17-8.
- ALL SILT, SEDIMENT, AND DEBRIS IN DRYWELLS, MANHOLES, AND CATCH BASINS SHALL BE CLEARED AND REMOVED.
- THE LOCATION AND DEPTH OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES. THE EXACT DEPTH AND LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE VERIFIED BY CONTRACTOR BY DIGGING TEST HOLES PRIOR TO CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST. CALL 1(800) 272-1000 FOR UTILITY MARK OUT.
- THE CONTRACTOR IS TO IMMEDIATELY REPAIR ANY DAMAGE TO EXISTING UTILITIES IN A MANNER APPROVED BY THE ENGINEER AND THE ACCORDING UTILITY COMPANY.
- THE CONTRACTOR SHALL ENSURE THAT ALL PIPES, CATCH BASINS, MANHOLES, ETC. WITHIN AND NEAR THE AREA OF WORK ARE KEPT FREE FROM MATERIAL THAT WOULD HAMPER THE PERFORMANCE OF THE DRAINAGE SYSTEMS.
- ROOF DRAIN CONNECTION LOCATION SHOWN PER REFERENCE #2.



SOIL COMPACTION EXEMPTION NOTE:
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

SEQUENCE OF CONSTRUCTION	DURATION
1. CONTACT THE COUNTY SOIL CONSERVATION DISTRICT. IN WRITING, 72 HOURS PRIOR TO ANY LAND DISTURBANCE.	3 DAYS
2. INSTALL SILT FENCE AND INLET PROTECTION.	1 DAY
3. REMOVE EXISTING FEATURES TO CONSTRUCT FOUNDATIONS.	2 WEEKS
4. INSTALL UNDERGROUND UTILITIES.	2 DAYS
5. CONSTRUCT BUILDING.	4 MONTHS
6. INSTALL LIGHTING AND LANDSCAPING.	2 WEEKS
7. REMOVE THE SOIL EROSION MEASURES AND STABILIZE THE ENTIRE SITE.	1 DAY
8. CONTACT THE COUNTY SOIL CONSERVATION DISTRICT TO SCHEDULE AN INSPECTION AND OBTAIN A REPORT OF COMPLIANCE.	3 DAYS

NOTES:

- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES OF FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
- FLOOD HAZARD AREA AND FLOODWAY FOR THE EAST BRANCH OF THE RAHWAY RIVER WAS DETERMINED BY USING METHOD 1 AS DESCRIBED IN N.J.A.C. 7:13-3.
- PER REFERENCE #1 ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

REFERENCES:

- EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 2 LOTS 43.01 & 50, WEST ORANGE TOWNSHIP, ESSEX COUNTY, NJ", PREPARED BY JOHN S. SIMMONS PLS DATED 03/22/20.

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

Q1	01-29-2021	REV. PER TWP. PLANNING & DEVELOP. COMMENTS	MSB
Nº	DATE	DESCRIPTION	BY

REVISIONS:

OWNER/APPLICANT:
E & J MASONRY SUPPLY, LLC
ERNESTO TAMAY
15 AND 19 MEEKER STREET
WEST ORANGE, NJ 07052

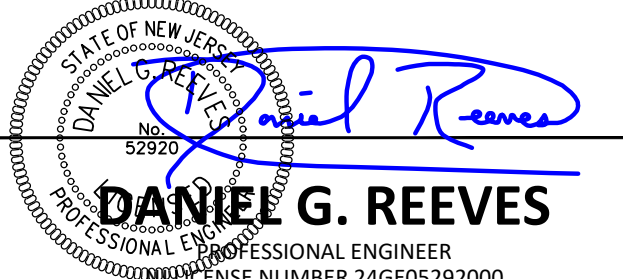
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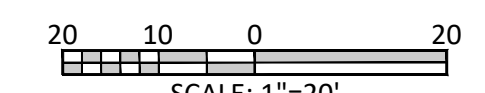
SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT:

15 AND 19 MEEKER STREET ADDITION

LOCATION:
15 AND 19 MEEKER STREET
LOTS 50 AND 43.01, BLOCK 2
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY,
NEW JERSEY, 07052

Digitally signed by Daniel Reeves
Date: 2021.02.05 15:29:10-05'00'

DANIEL G. REEVES
PROFESSIONAL ENGINEER
LICENSE NUMBER 24GE05292000

SCALE:

SCALE: 1"=20'

DRAWN BY: MSB	CHECKED BY: DGR	DRAWING NUMBER: C-801
SCALE: 1"=20'	DATE: 11-02-2020	
JOB NO: 11401-001	SHEET 04 OF 06	

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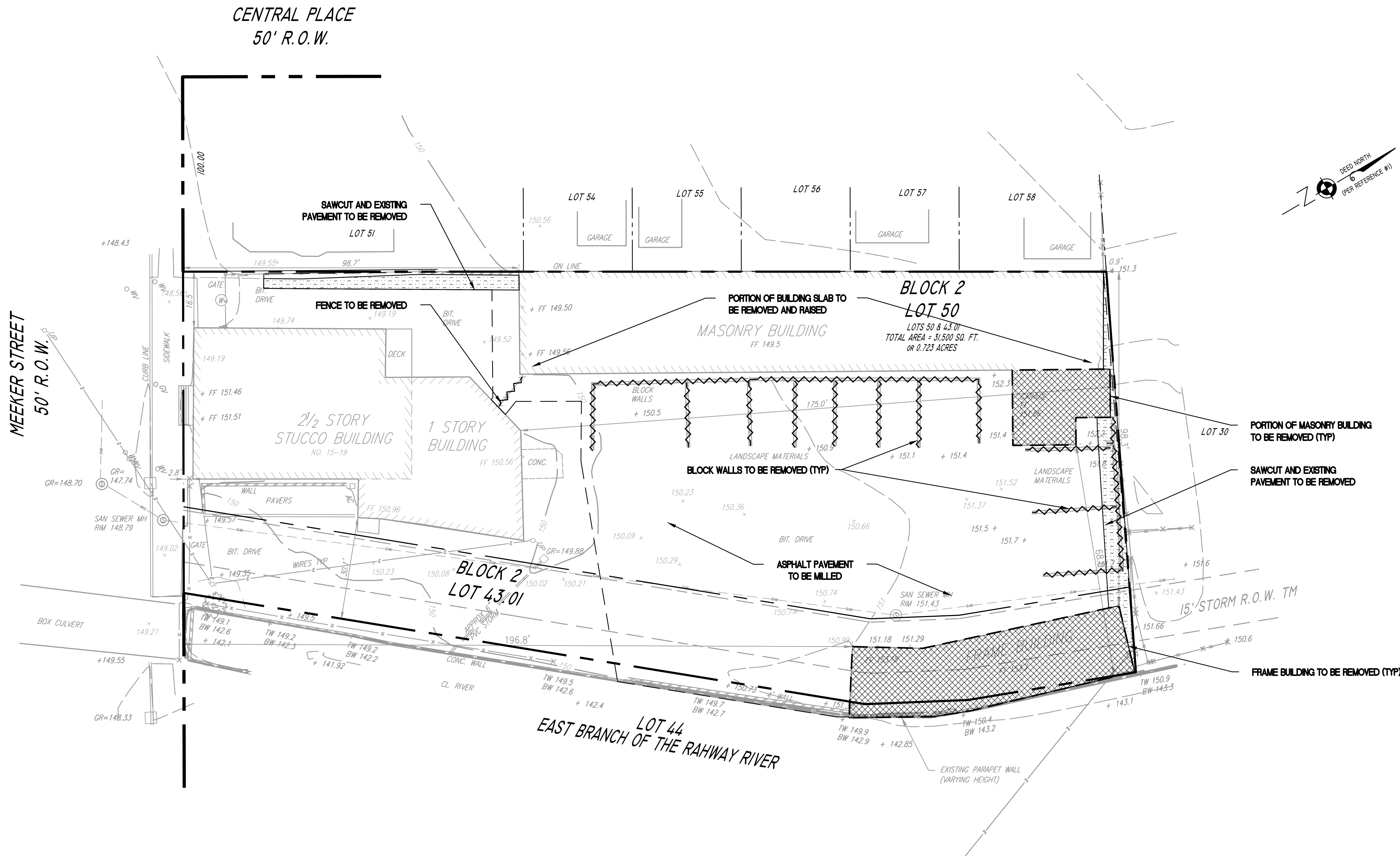
REMOVALS LEGEND

PROPERTY LINE	
SURFACE FEATURE REMOVAL	
AREA REMOVAL	
BUILDING REMOVAL	
LAWN REMOVAL	
PAVEMENT REMOVAL	
OBJECT REMOVAL	

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GENERAL REMOVAL NOTES:

- ALL REMOVALS SHALL BE AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED BY THE ENGINEER AND OWNER.
- THE CONTRACTOR SHALL EXERCISE CARE DURING REMOVAL OPERATIONS TO PROTECT EXISTING FACILITIES TO REMAIN, INCLUDING: PAVEMENTS, CURBS, UTILITIES, STRUCTURES, TREES, ETC. ANY FACILITIES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- ALL UTILITIES SHOWN ON PLAN ARE APPROXIMATE LOCATION, CONTRACTOR TO VERIFY LOCATION BY MARK OUT. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE-CALL: 1-800-272-1000 FOR UTILITY MARK OUT.
- ALL DISCONNECTION, TERMINATION, RELOCATION OR BYPASSING OF WATER, SEWER, GAS, ELECTRIC, CABLE TELEVISION, AND OTHER FACILITIES THAT ARE UNDERTAKEN AS PART OF THE WORK SHALL BE DONE IN CONFORMANCE WITH WRITTEN APPROVAL, AND WITH THE REQUIREMENTS OF THE MUNICIPALITY OR UTILITY COMPANY.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, PAY ALL NECESSARY FEES, ETC. AS REQUIRED TO PERFORM THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH APPLICABLE AGENCIES AND UTILITY COMPANIES.
- ALL PAVED WALKWAYS AND ROADS TO REMAIN MUST BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE CONTRACT.
- EXISTING CURB AND PAVEMENTS TO BE REMOVED SHALL BE SAW CUT AS REQUIRED TO A STRAIGHT LINE SECTION AS TO PROVIDE A CLEAN SMOOTH AND EVEN TRANSITION FOR NEW CURBS AND PAVEMENTS OR EXISTING PAVEMENTS AND CURB TO REMAIN WITH NO TRIP HAZARDS.
- ALL WORK TO BE DONE OUTSIDE OF THE CONSTRUCTION FENCE, IF APPLICABLE, IS TO BE PROTECTED AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL WORK AREAS AND EXISTING TREES ADJACENT TO WORK AREAS.
- ALL WORK TO BE CONDUCTED IN ACCORDANCE WITH:
 - MUNICIPALITY STANDARDS
 - N.J. STATE STANDARDS AND REGULATIONS
 - FEDERAL STANDARDS AND REGULATIONS
 - NUDOT STANDARDS AND REGULATIONS
- SHOULD FIELD CONDITIONS VARY FROM THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CONTACT PSE&G DEMOLITION DIVISION FOR COORDINATION, SCHEDULING & INSPECTION IF ANY PSE&G ITEMS ARE TO BE REMOVED PRIOR TO DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH PSE&G UNTIL THE NECESSARY APPROVALS ARE PROCURED. ADEQUATE NOTICE & TIME SHALL BE GIVEN TO WORK ASSOCIATED WITH PSE&G AS IT MAY AFFECT THE OVERALL CONSTRUCTION SCHEDULE.
- THE WORK SHALL BE PERFORMED BY A LICENSED AND INSURED CONTRACTOR. CONTRACTOR SHALL PROVIDE CERTIFICATE OF INSURANCE.
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND SITE DURING CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGH OUT DEMOLITION WORK. AREAS OUTSIDE THE LIMITS OF THE CHAIN LINK FENCE SHALL NOT BE DISTURBED.
- ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE (EXCEPT AS NOTED) AND SHALL BE DISPOSED OF IN A LEGAL MANNER.

NOTES:

- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES OF FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
- FLOOD HAZARD AREA AND FLOODWAY FOR THE EAST BRANCH OF THE RAHWAY RIVER WAS DETERMINED BY USING METHOD 1 AS DESCRIBED IN N.J.A.C. 7:13-3.
- PER REFERENCE #1 ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

REFERENCES:

- EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY; BLOCK 2 LOTS 43.01 & 50; WEST ORANGE TOWNSHIP, ESSEX COUNTY, NJ", PREPARED BY JOHN S. SIMMONS PLS DATED 03/22/20.

REMOVALS PLAN

15 AND 19 MEEKER STREET ADDITION

LOCATION:
15 AND 19 MEEKER STREET
LOTS 50 AND 43.01, BLOCK 2
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY,
NEW JERSEY, 07052

Digitally signed by Daniel Reeves
Date: 2021.02.05 15:29:51-05'00'

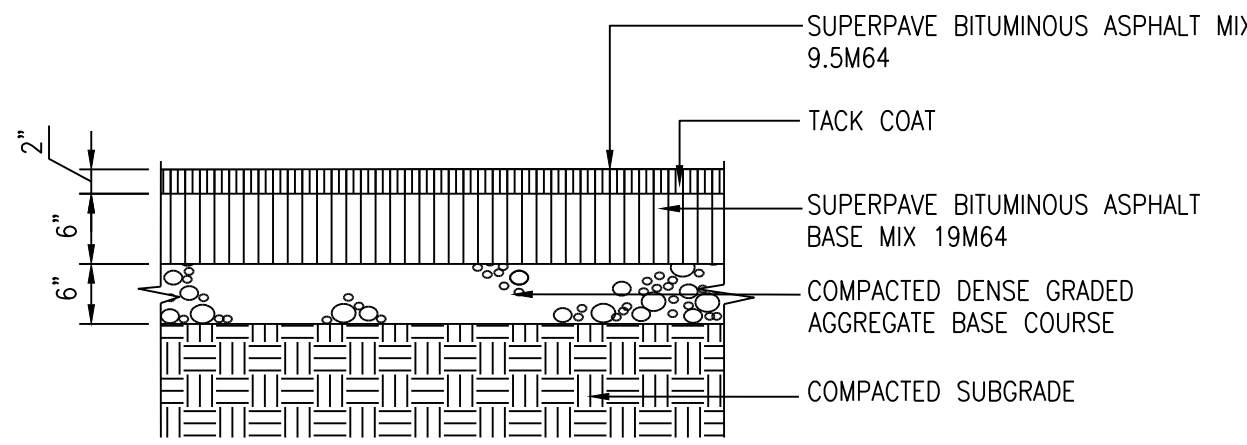
DANIEL G. REEVES
PROFESSIONAL ENGINEER
LICENSE NUMBER 24GE05292000

SCALE:

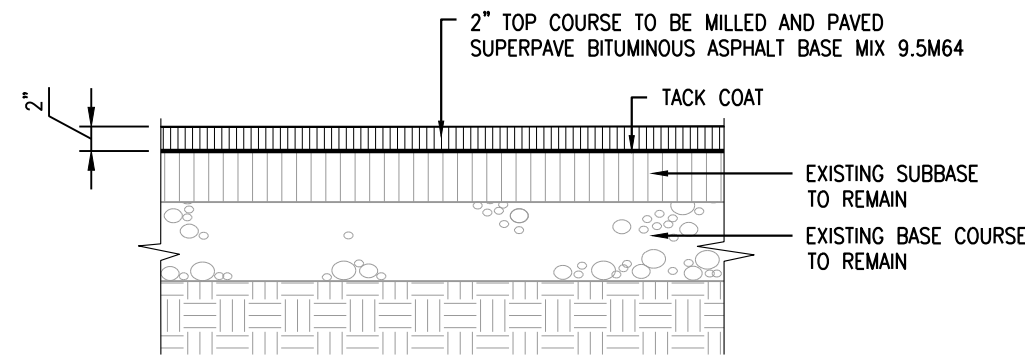
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SCALE: 1"=20'	DATE: 11-02-2020	
JOB NO: 11401-001	SHEET 05 OF 06	

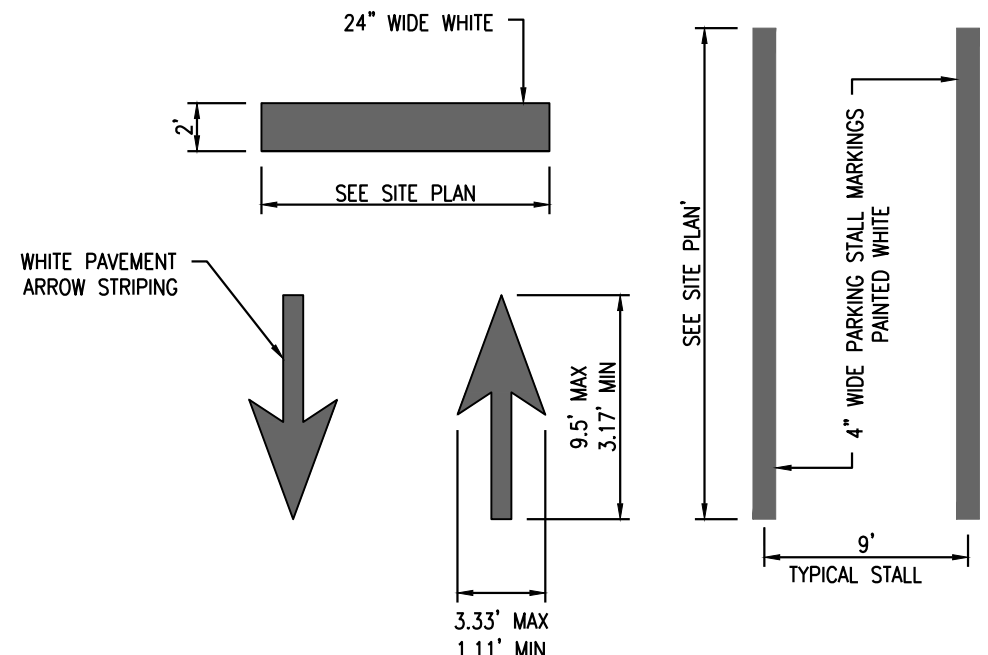
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HEAVY DUTY PAVEMENT SECTION
NTS

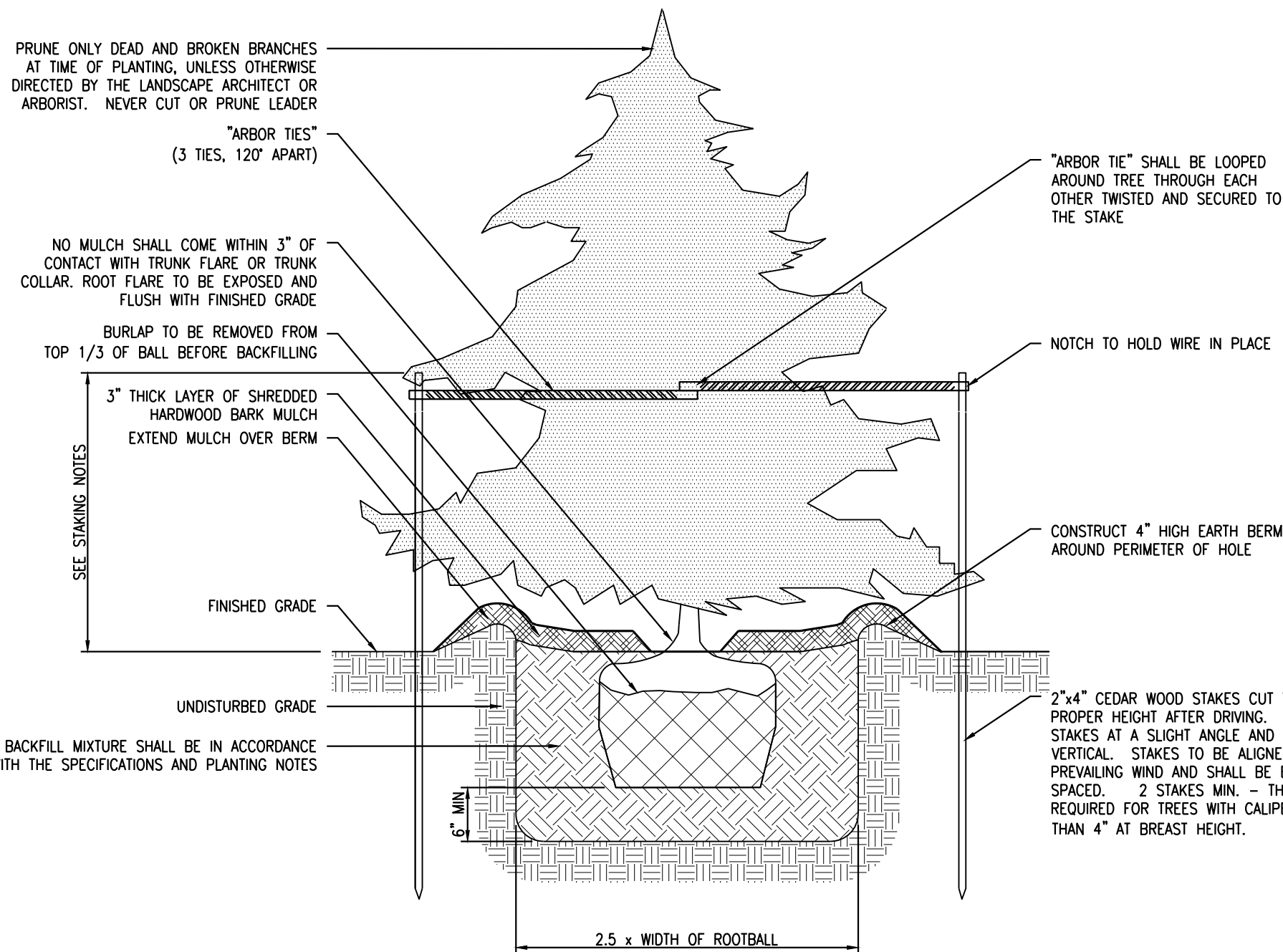


MILL AND PAVE
NTS

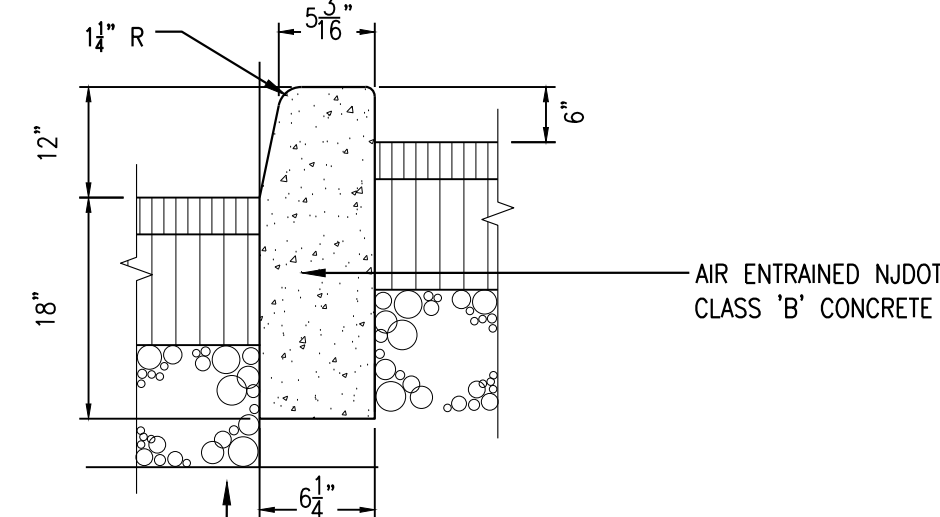


- NOTES:
1. ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.
 2. ALL PAINT TO BE LONG-LIFE EPOXY RESIN.
 3. STANDARD NJDOT OR FHA TRAFFIC ARROWS MAY BE USED WITH OVERALL SIZE REDUCED BY 1/3. SEE PAGE 38-40 FHA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.

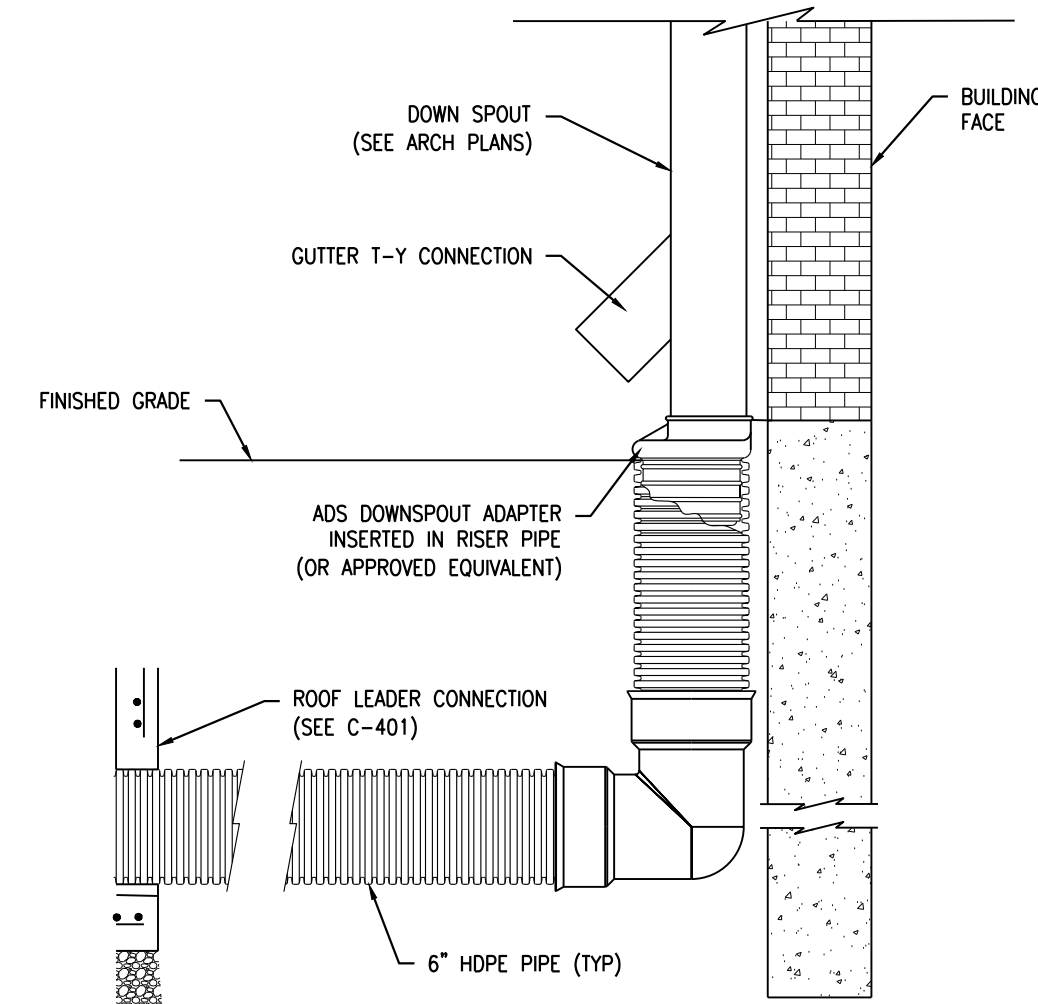
PAVEMENT STRIPING
NTS



TYPICAL EVERGREEN TREE PLANTING
NTS



CONCRETE CURB
NTS



ROOF DRAIN DOWN SPOUT CONNECTION
NTS

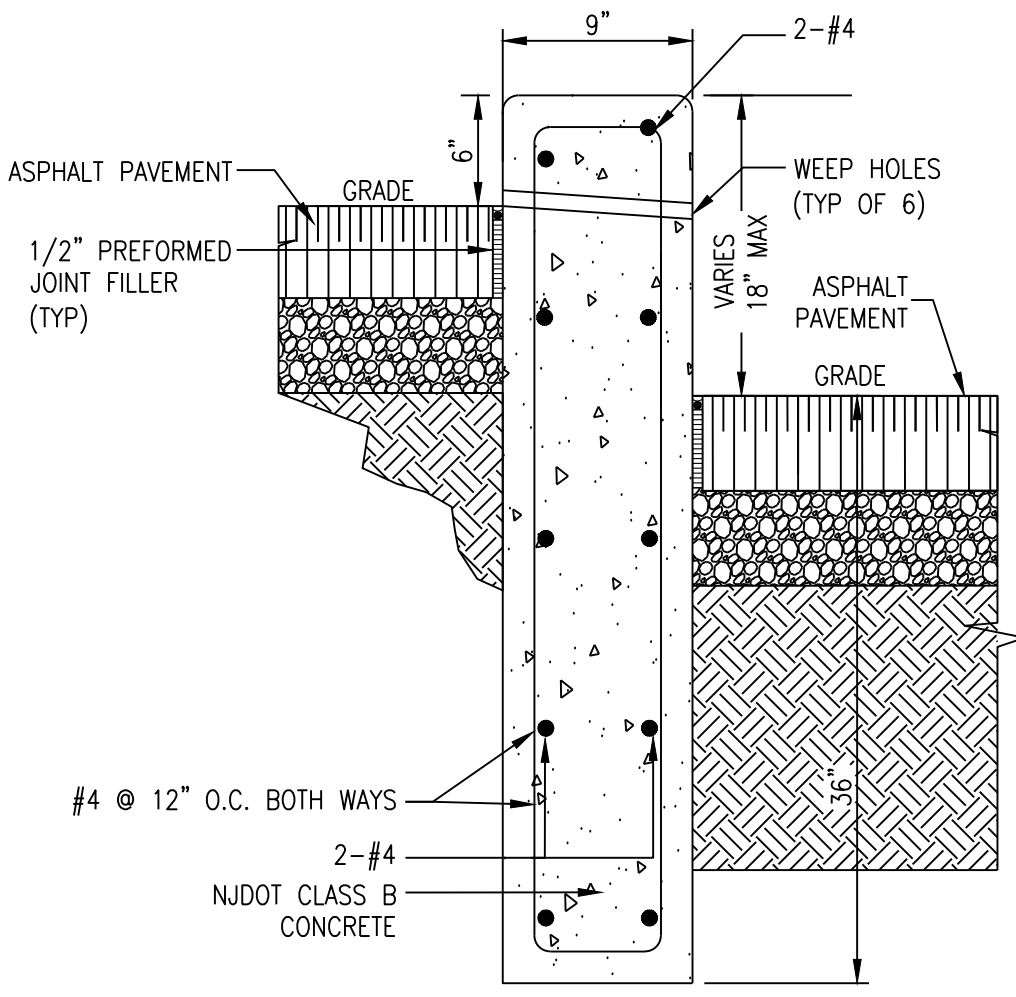
STAKING AND PLANTING NOTES:

1. STAKES AND "ARBOR TIES" TO BE USED ONLY IF CONDITIONS MERIT AND SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
2. EVERGREENS 4'-6' HT. - 2'-3' OF STAKE ABOVE GROUND
3. EVERGREENS 6'-8' HT. - 3'-4' OF STAKE ABOVE GROUND
4. EVERGREENS 8'-10' HT., 4'-6' OF STAKE ABOVE GROUND
5. WIRE BASKETS SHALL BE COMPLETELY REMOVED BEFORE PLANTING
6. INSTALL 2x4 TREE SAVED W/ CORROSIONAL FUNGAL TRANSPARENT MOCULANT FOR TREES AND SHRUBS. INSTALL ONE 3 OUNCE PACKET PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA.
7. SEE GENERAL PLANTING NOTES

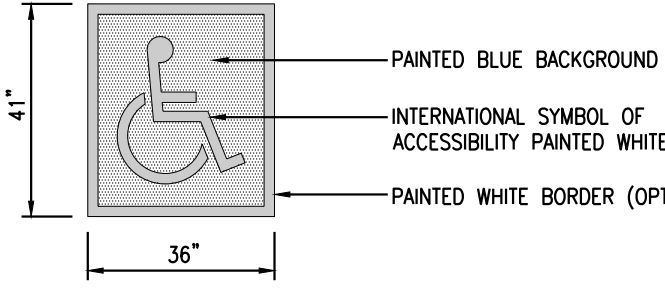
GENERAL PLANTING NOTES:

1. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION OR STORAGE OF EQUIPMENT, WHETHER THOSE AREAS ARE SHOWN ON THE PLANS OR NOT.
2. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
3. CONTRACTOR TO STRIP 4" TOPSOIL FROM AREAS TO BE DISTURBED, AND STOCKPILE ON SITE FOR RE-USE. STOCKPILED TOPSOIL IS TO BE TESTED FOR COMPLIANCE WITH TOPSOIL REQUIREMENTS SET FORTH IN THE SPECIFICATIONS, AND AMENDED IF FOUND TO BE LACKING, PRIOR TO SPREADING.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
5. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
6. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED TO A HEIGHT OF 7'.
7. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
8. THE ROOT FLARE OF ALL TREES SHALL BE SET AT OR ABOVE FINISHED GRADE AND SHALL NOT BE BURIED BY SOIL OR MULCH.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
10. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS, WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. NO INVASIVE SPECIES WILL BE APPROVED AS SUBSTITUTIONS.
11. THE CLASSIFICATION OF A SPECIES AS A TALL DIG HAZARD SHALL NOT BE CONSIDERED AN ACCEPTABLE JUSTIFICATION FOR SUBSTITUTION.
12. ALL TREES AND ENTIRE PLANTING BEDS SHALL RECEIVE A LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, TO A DEPTH OF NO GREATER THAN 3". MULCH SHALL NOT BE PLACED CLOSER THAN 4" FROM TREE TRUNKS, AND SHALL NOT COME IN CONTACT WITH THE TRUNKS OR STEMS OF SHRUBS. THE LANDSCAPE BED SHALL EXTEND TO THE BRANCH LIMITS OF THE NEWLY INSTALLED PLANTINGS.
13. ALL MULCH SHALL BE KEPT 1/2" MIN. BELOW ADJACENT PAVED SURFACES.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED (2) DAYS IN ADVANCE OF PLANT SHIPMENTS AND MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
15. DELIVERY, STORAGE, AND HANDLING
- 15.1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
- 15.2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. PROVIDE PROTECTIVE COVERING DURING TRANSIT. ALL TREES SHALL HAVE AN INTACT LEADER AND ROOTBALL AT TIME OF DELIVERY.
- 15.3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO

GENERAL PLANTING NOTES

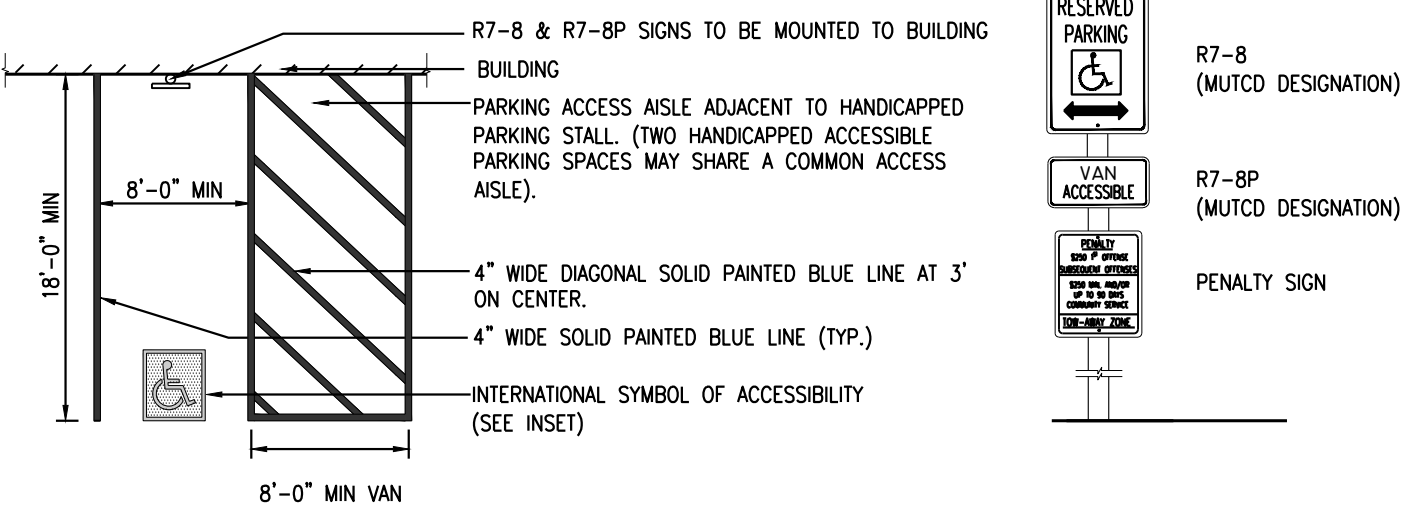


CONCRETE HIGH CURB
NTS



NOTES:

1. ACCESSIBLE PARKING SPACES SHALL BE THE CLOSEST PARKING SPACES PROVIDED AND THOSE PARKING SPACES SHALL BE ON THE SHORTEST ROUTE, WHICH SHALL BE AN ACCESSIBLE ROUTE, TO AN ACCESSIBLE ENTRANCE.
2. THE BOTTOM OF THE R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHERE SIGN IS PARALLEL TO THE SIDEWALK AND APPROXIMATELY 72" ABOVE THE PARKING LOT OF SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.
3. THE R7-8 SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE.
4. PAVEMENT MARKING PAINT TO BE LATEX TRAFFIC-RATED PAVEMENT PAINT.
5. SIGNS TO BE IN COMPLIANCE WITH MUTCD STANDARDS.
6. WALL MOUNTED SIGNS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.



ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE
NTS

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

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DRAWING TITLE:

CONSTRUCTION NOTES & DETAILS I

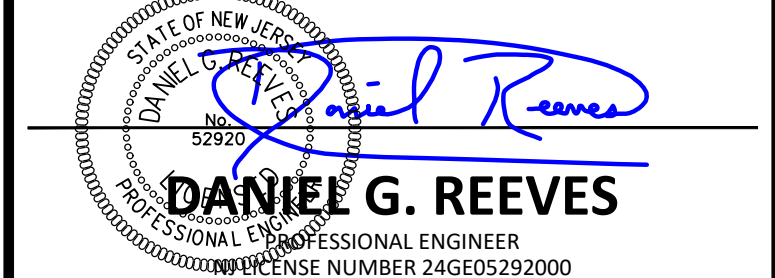
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SCALE:

DRAWN BY: MSB	CHECKED BY: DGR	DRAWING NUMBER: C-901
SCALE: NTS	DATE: 11-02-2020	
JOB NO: 11401-001	SHEET 06	OF 06