

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

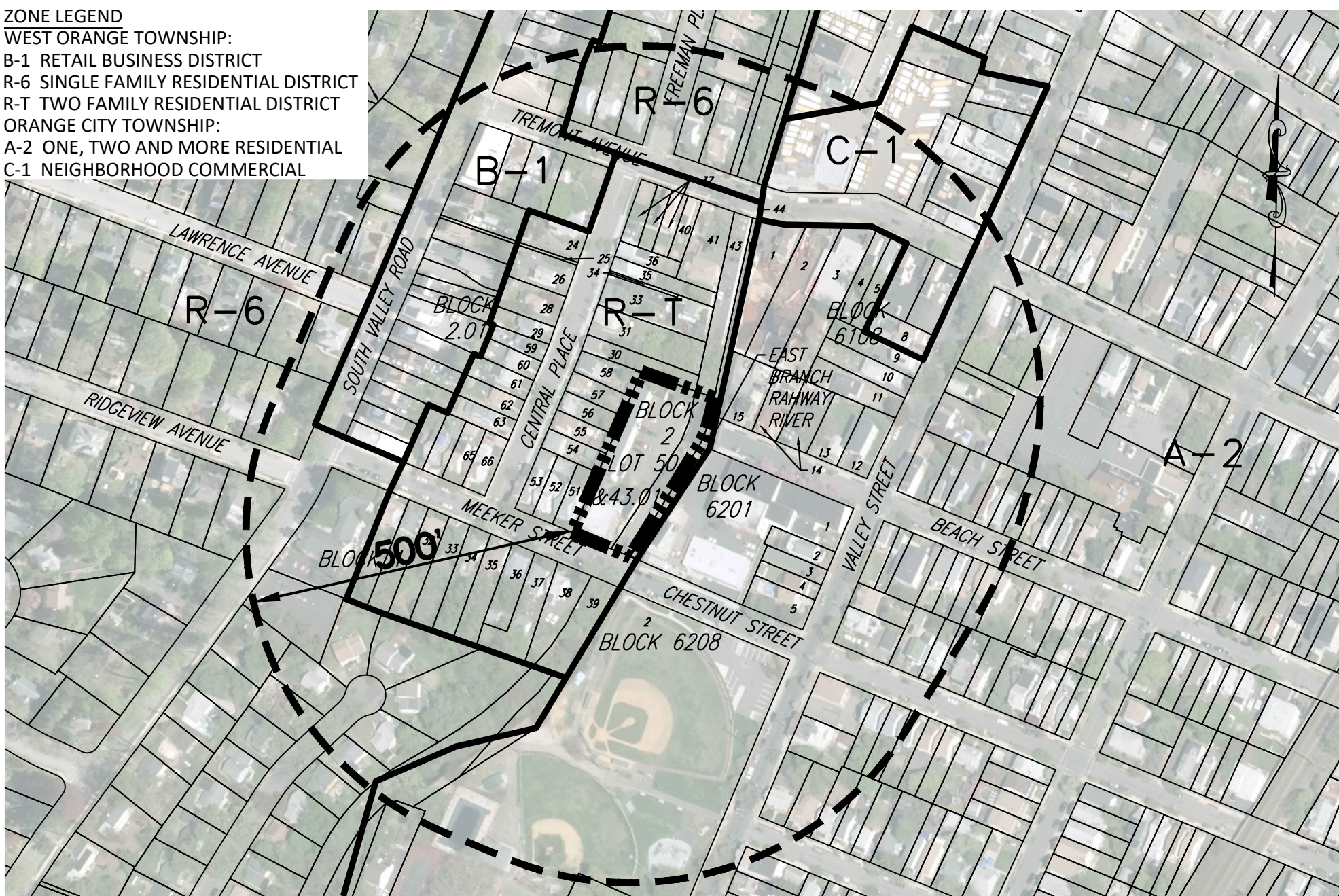
JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

ABBREVIATIONS

LOCATION MAPS

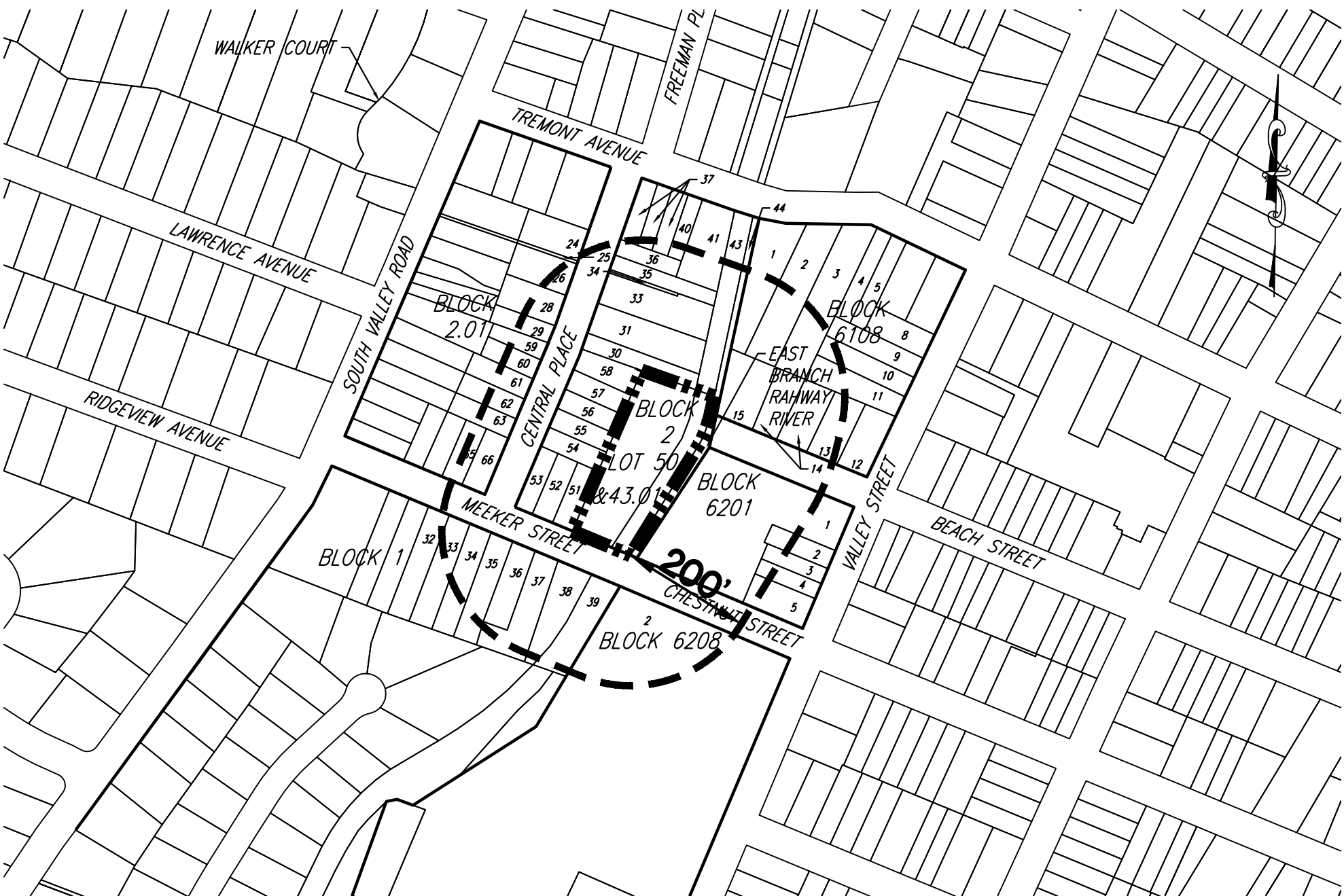
PROJECT CONTACTS

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
HYO HYDRANT
INV INVERT
IP IRON PIPE
LF LINEAR FEET
MB MAIL BOX
MH MANHOLE
MW MONITORING WELL
N/F NOW OR FORMERLY
OC ON CENTER
OCS OUTLET CONTROL STRUCTURE
OHW OVERHEAD WIRE
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	LOT	PROPERTY OWNER
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	33	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	MANUS, GEORGE R JR & GOLRIA
2	52	KAESSHAFFER, STEPHEN
2	53	ATHANASOPOULOS, G&E& ASOULETOS, K& GRIMANIS, M
2	54	KEIGHY, MICHAEL P.
2	55	MULERO, SONIA
2	56	HERSZTAIN, FANNY
2	57	PLAVECZY, DARLENE BRAUN & CHARLES
2	58	BRETT, THOMAS JAMES
2.01	24	DALMACK, MARGUERITE
2.01	25	TOWNSHIP OF WEST ORANGE
2.01	26	FLORES, ISRAEL MALDONADO
2.01	28	RAMODEO, DAV & HARRINARINE
2.01	29	HOUSING AND URBAN DEVELOPMENT
2.01	63	23 CENTRAL WEST ORANGE, LLC
2.01	60	GUERRIERO, S & BRODEAN, W
2.01	61	KEIGHY, JAMES J. & W. MARILYN L.
2.01	62	OSBORNE, MORGAN K
2.01	63	ALVAREZ, NATACHA & FRITZNEL
2.01	65	ASSEGDIE, FANTU
2.01	66	ST FORT, JEAN

BLOCK	LOT	PROPERTY OWNER
ORANGE CITY TOWNSHIP		
6108	1	LANG, ANTON
6108	2	PBJ REAL ESTATE DEVELOPMENT, LLC
6108	3	PBJ REAL ESTATE DEVELOPMENT, LLC
6108	4	KUGLIN, LOUISE P.
6108	5	VASQUEZ, OSCAR & ROMEO
6108	8	VELEZ, HECTOR
6108	9	LIZ, MARIE
6108	10	CISNEROS, DAVID A.
6108	11	LANG, ANTON & JOANNE
6108	12	RODRIGUES, JOSE
6108	13	MMPREC, LLC
6108	14	PRECIADO, JOSE & MIRIAM
6108	15	PRECIADO, MARCOS & MIRIAM H/W
6201	1	CITY OF ORANGE TOWNSHIP
6201	2	TEJADA, MANUEL R. & ETAL
6201	3	TEJADA, MANUEL R. & ETAL
6201	4	DEL PECHE, SR. YVES
6201	5	XXX
6208	2	CITY OF ORANGE TOWNSHIP

*SEE AGENCY AND UTILITY CONTACTS LIST TO ALSO BE NOTIFIED
REFERENCE: OWNERS & ADDRESS REPORT BASED ON CERTIFIED LISTS DATED 05/15/2020 PREPARED BY TOWNSHIP OF WEST ORANGE AND DATED 08/26/2020 PREPARED BY ORANGE CITY TOWNSHIP.

PROPERTY OWNER MAILING ADDRESS	PROPERTY LOCATION
P.O. BOX 972, SOUTH ORANGER, NJ 07079	12 MEEKER STREET
14 MEEKER STREET, WEST ORANGE, N.J. 07052	14 MEEKER STREET
16 MEEKER STREET, WEST ORANGE NEW JERSEY 07052	16 MEEKER STREET
18 MEEKER STREET, WEST ORANGE, NJ 07052	18 MEEKER STREET
20 MEEKER STREET, WEST ORANGE, NJ 07052	20 MEEKER STREET
622 LIBERTY AVENUE, JERSEY CITY, N.J. 7307	22 MEEKER STREET
24 MEEKER STREET, WEST ORANGE, NJ 07052	24 MEEKER STREET
80 PARK PLAZA-TAX T-68, NEWARK, N.J. 07101	MEEKER STREET
20 CENTRAL PL., WEST ORANGE, NJ 07052	20 CENTRAL PLACE
18 CENTRAL PLACE, WEST ORANGE, N.J. 07052	18 CENTRAL PLACE
16 CENTRAL PLACE, WEST ORANGE, NJ 07052	16 CENTRAL PLACE
66 MAIN STREET, WEST ORANGE, NEW JERSEY 07052	CENTRAL PLACE
12 CENTRAL PLACE, WEST ORANGE, NJ 07052	12 CENTRAL PLACE
10 CENTRAL PLACE, WEST ORANGE, NJ 07052	10 CENTRAL PLACE
8 TREMONT AVE, WEST ORANGE, NJ 07052	8 CENTRAL PLACE
6 TREMONT AVENUE, WEST ORANGE, N.J. 07052	6 CENTRAL PLACE
54 MALAPARDIS RD, WHIPPANY, NJ 07981	4 CENTRAL PLACE
54 MALAPARDIS RD, WHIPPANY, NJ 07981	2 CENTRAL PLACE

PROPERTY OWNER MAILING ADDRESS	PROPERTY LOCATION
13 MEEKER STREET, WEST ORANGE, NJ 07052	13 MEEKER STREET
17 HARVARD TERRACE, WEST ORANGE, N.J. 07052	11 MEEKER STREET
9 MEEKER ST., WEST ORANGE, NJ 07052	9 MEEKER STREET
30 CENTRAL PLACE, WEST ORANGE, NJ 07052	30 CENTRAL PLACE
28 CENTRAL PL., WEST ORANGE, NJ 07052	28 CENTRAL PLACE
26 CENTRAL PLACE, WEST ORANGE, NJ 07052	26 CENTRAL PLACE
24 CENTRAL PLACE, WEST ORANGE, N.J. 07052	24 CENTRAL PLACE
101 GATE SAVE #B4, MONTCLAIR, NJ 07042	22 CENTRAL PLACE
9 CENTRAL PLACE, WEST ORANGE, NJ 07052	9 CENTRAL PLACE
66 MAIN ST., WEST ORANGE, N.J. 07052	SOUTH VALLEY ROAD
15 CENTRAL PLACE, WEST ORANGE, NJ 07052	15 CENTRAL PLACE
19 CENTRAL PLACE, WEST ORANGE, NJ 07052	19 CENTRAL PLACE
ONE NEWARK CENTER, NEWARK, NJ 07102	21 CENTRAL PLACE
5W 75TH ST., 1C, NEW YORK, NY 10023	23 CENTRAL PLACE
25 CENTRAL PLACE, WEST ORANGE, NJ 07052	25 CENTRAL PLACE
27 CENTRAL PLACE, WEST ORANGE, NEW JERSEY 07052	27 CENTRAL PLACE
29 CENTRAL PLACE, WEST ORANGE, NJ 07052	29 CENTRAL PLACE
31 CENTRAL PL., WEST ORANGE, NJ 07052	31 CENTRAL PLACE
5 MEEKER ST., WEST ORANGE, NJ 07052	5 MEEKER STREET
7 MEEKER STREET, WEST ORANGE, NJ 07052	7 MEEKER STREET

PROPERTY OWNER MAILING ADDRESS	PROPERTY LOCATION
2 BIRCH PLACE, PINE BROOK, NJ	640 TREMONT AVENUE
640 TREMONT AVE., ORANGE, NJ	640 TREMONT AVENUE
640 TREMONT AVE., ORANGE, N.J.	628 TREMONT AVENUE
626 TREMONT AVENUE, ORANGE, NJ	626 TREMONT AVENUE
622 TREMONT AVENUE, ORANGE, NJ	622 TREMONT AVENUE
619 VALLEY STREET, ORANGE, NJ	619 VALLEY STREET
619 VALLEY STREET, ORANGE, NJ	619 VALLEY STREET
627 VALLEY ST., ORANGE, N.J.	627 VALLEY STREET
631 VALLEY STREET, PINE BROOK, N.J.	631 VALLEY STREET
1032 PROSPECT AVE., MOUNTAINSIDE, N.J.	609 BEACH STREET
629 BEACH ST., ORANGE, N.J.	615 BEACH STREET
625 BEACH ST., ORANGE, N.J.	625 BEACH STREET
629 BEACH ST., ORANGE, N.J.	629 BEACH STREET
29 NORTH DAY STREET, ORANGE, NJ	632 CHESTNUT STREET
655 VALLEY ST., ORANGE, N.J.	655 VALLEY STREET
655 VALLEY ST., ORANGE, N.J.	659 VALLEY STREET
XXX	661 VALLEY STREET
XXX	XXX
29 NORTH DAY STREET, ORANGE, NJ	VALLEY STREET

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	DATE	REVISION DATE
1	G-001	COVER SHEET	11-02-2020	04-05-2021
2	C-301	SITE AND CIRCULATION PLAN	11-02-2020	04-05-2021
3	C-401	GRADING, DRAINAGE, AND UTILITY PLAN	11-02-2020	04-05-2021
4	C-701	LIGHTING PLAN	04-05-2021	-
5	C-801	SOIL EROSION AND SEDIMENT CONTROL PLAN	11-02-2020	04-05-2021
6	C-811	REMOVALS PLAN	11-02-2020	04-05-2021
7	C-901	CONSTRUCTION NOTES & DETAILS I	11-02-2020	04-05-2021
8	C-902	CONSTRUCTION NOTES & DETAILS II	04-05-2021	-

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

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

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

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

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

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

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 _____

DANIEL G. REEVES

PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE05292000

SCALE: _____

DRAWN BY: **MSB** CHECKED BY: **DGR** DRAWING NUMBER: **G-001**
SCALE: _____ DATE: **11-02-2020**
JOB No: **11401-001** SHEET **01** OF **08**

EVERGREEN TREES

TOWNSHIP OF WEST ORANGE - ZONING TABLE OF BULK REQUIREMENTS
TWO FAMILY RESIDENTIAL DISTRICT "R-1"

Additional Site Statistics:	EXISTING	PROVIDED	COMMENTS:
Building Coverage (%)	36.7%	36.6%	Exig per Survey; Prsd per Arch. Plans
Building Footprint Total (sf)	11,568	11,528	Exig per Survey; Prsd per Arch. Plans
Building Footprint 1 (sf)	4,269	4,269	Exig per Survey; Prsd per Arch. Plans
Building Footprint 2 (sf)	5,614	7,259	Exig per Survey; Prsd per Arch. Plans
Building Footprint 3 (sf)	1,685	N/A	Exig per Survey; Prsd per Arch. Plans
Driveway/Attle Width Min (ft)	24	24	\$25-12.1 h.g.
Parking Stall Size (width x length)	9' x 18'	9' x 18'	\$25-12.1 h.g.
C - Complies/Conforms to specified code			
V - Variance from Municipal Ordinance Required			
ENC - Existing Non-Conformance			
N/A - Not applicable			
Notes:			
1. Permitted Principal Uses in Two Family Residential District R-T: Same as R-1 and in addition - One family, detached dwelling; Water reservoir, well tower, filter bed; Federal, state, county or township building; Golf course and golf clubhouse; Farm, nursery, greenhouse, and similar uses; Hospital.			
2. Existing Building 2 Height Calculation:			
Mean Elevation Grade: 150.5 + 149.5 + 152.3 + 151.4 + 152.2 + 151.3 = 907.2 / 6 = 151.2			
First Floor to Peak: 25.5'			
Building Height: (149.5 + 25.5) - 151.2 = 23.8			
3. Building 2 Height Calculation:			
Mean Elevation Grade: 150.5 + 149.5 + 151.5 + 151.5 + 151.3 = 754.3 / 5 = 150.9			
First Floor to Peak: 25'			
Building Height: (151.5 + 27) - 150.9 = 27.6			
Building Height w/ Parapet: (151.5 + 29) - 150.9 = 29.6			

REFERENCES:

1. EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY; BLOCK 2 LOTS 43.01 & 51.01 WEST ORANGE TOWNSHIP, ESSEX COUNTY, NJ", PREPARED BY JOHN S. SIMMONS PLS DATED 03/22/20 LAST REVISED 03-26-2021
2. CONCEPTUAL LAYOUT SHOWN BASED ON ARCHITECTURAL DRAWING ENTITLED "MEEKER ADDITION; 15 MEEKER STREET; WEST ORANGE, ESSEX COUNTY; NEW JERSEY 07952" PREPARED BY CIRANGE ARCHITECTS DATED 12/16/19, LAST REVISED JANUARY 26, 2021.

REVISIONS:

OWNER/APPLICANT:

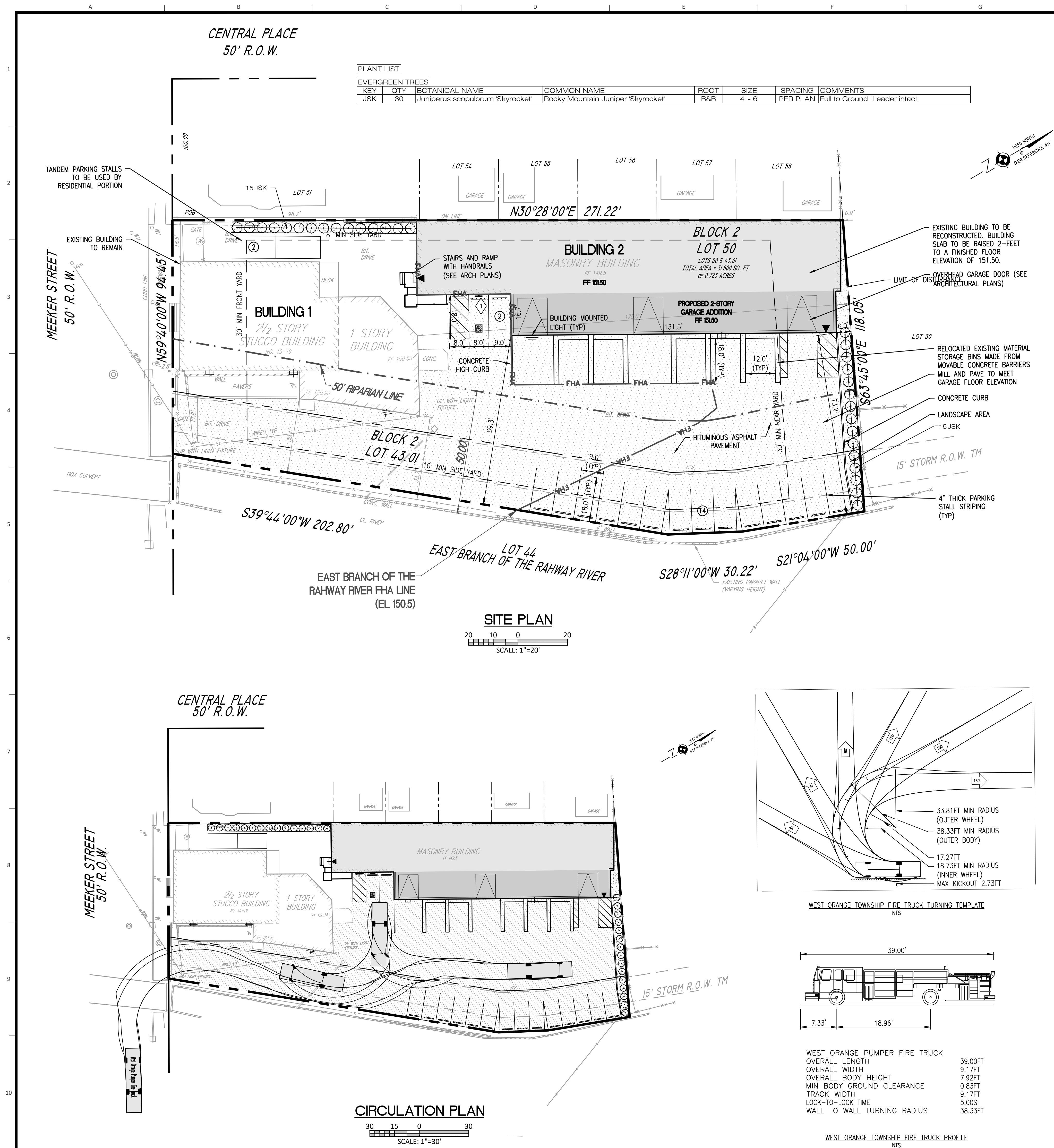
DRAWING TITLE

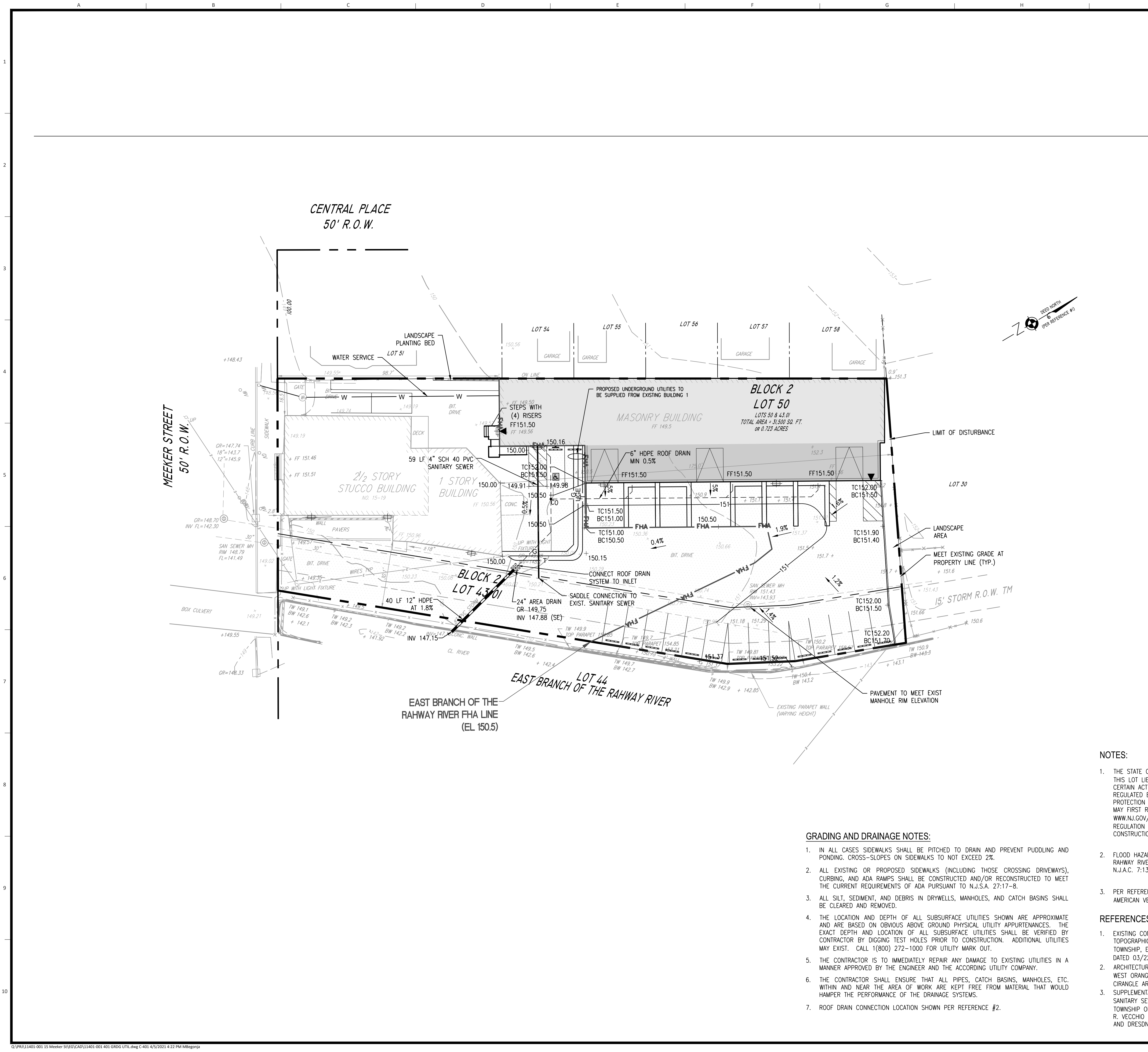
PROJECT:

LOCATION:

SCALE:

DRAWN BY: LMF MSB	CHECKED BY: DGR	DRAWING NUMBER: C-301
SCALE: AS NOTED	DATE: 11-02-2020	
JOB No: 11401-001		SHEET 02 OF 08





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	

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NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

02	04-05-2021	REV. PER TWP. ZONING BOARD COMMENTS	MSB
01	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

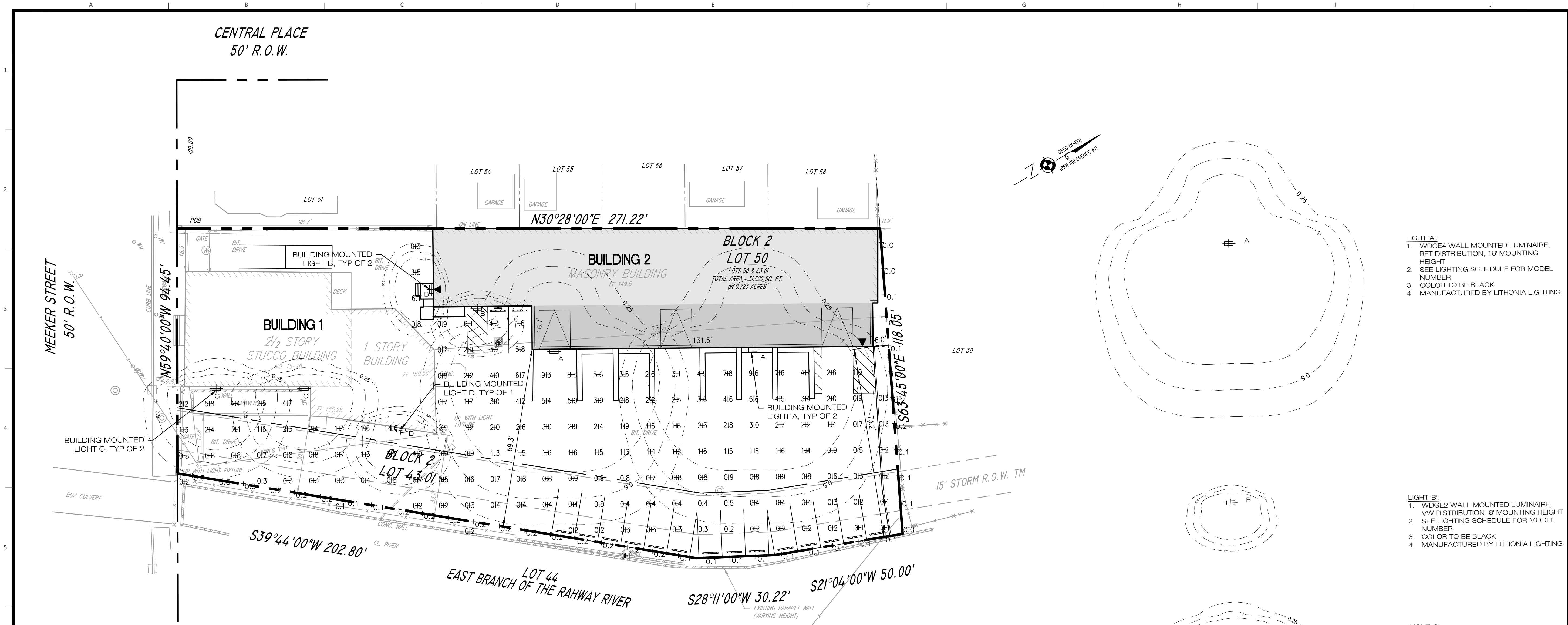
SCALE:

20 10 0 20
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 08

- 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 (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 LAST REVISED 03-26-2021.
 - 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.



CALCULATIONS SUMMARY						
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN	REQUIRED *
ACCESS DRIVEWAY, PARKING, AND REAR BUILDING ENTRANCE PROPERTY LINES	1.9	13.5	0.1	15.47	135.00	N/A
	0.2	0.3	0.0	N/A	N/A	0.3 FC MAX

LIGHTING SCHEDULE						
FIXTURE	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	WATTS
A	2	WDGE4 LED P4 30K 70CRI RFT MVOLT NLTAIR2 PIRH	WDGE4 WALL MOUNTED LUMINAIRE BY LITHONIA LIGHTING, 18' MOUNTING HT., 3000K, RFT DISTRIBUTION, NETWORK CONTROLLED	LED 3000K	18,841	140W
B	2	WDGE2 LED P2 35K 90CRI VF MVOLT NLTAIR2 PIR	WDGE2 WALL MOUNTED LUMINAIRE BY LITHONIA LIGHTING, 8' MOUNTING HT., 3500K, VF DISTRIBUTION, NETWORK CONTROLLED	LED 3500K	1,747	15W
C	2	WDGE2 LED P4 30K 90CRI VF MVOLT NLTAIR2 PIR	WDGE2 WALL MOUNTED LUMINAIRE BY LITHONIA LIGHTING, 15' MOUNTING HT., 3000K, VF DISTRIBUTION, NETWORK CONTROLLED	LED 3000K	3,682	35W
D	1	WDGE2 LED P4 30K 90CRI VF MVOLT NLTAIR2 PIR	WDGE2 WALL MOUNTED LUMINAIRE BY LITHONIA LIGHTING, 8' MOUNTING HT., 3000K, VF DISTRIBUTION, NETWORK CONTROLLED	LED 3000K	3,682	35W

- WALL MOUNTED LIGHT 'A':**
1. LIGHT SHALL BE WDGE SIZE 4 LED WALL MOUNTED LUMINAIRE, FORWARD THROW OPTICS, AS MANUFACTURED BY LITHONIA LIGHTING
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION
 3. FIXTURE TO BE DIMMABLE WITH OPTIONAL BATTERY BACK-UP. PROVIDE NETWORK CONTROLLER. OPERATING PROGRAM TO BE DETERMINED BY OWNER.
 4. SEE LIGHTING SCHEDULE FOR CATALOG NUMBER

Specifications

Depth (D1): 10"
Depth (D2): 2"
Height: 9"
Width: 25"
Weight: 30.5 lbs (without options)

LIGHT FIXTURE A
NTS

- WALL MOUNTED LIGHT 'B':**
1. LIGHT SHALL BE WDGE SIZE 2 LED WALL MOUNTED LUMINAIRE, VISUAL COMFORT FORWARD THROW OPTICS, AS MANUFACTURED BY LITHONIA LIGHTING
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION
 3. FIXTURE TO BE DIMMABLE WITH OPTIONAL BATTERY BACK-UP. PROVIDE NETWORK CONTROLLER. OPERATING PROGRAM TO BE DETERMINED BY OWNER.
 4. SEE LIGHTING SCHEDULE FOR CATALOG NUMBER

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

LIGHT FIXTURE B
NTS

- WALL MOUNTED LIGHTS 'C' AND 'D':**
1. LIGHT SHALL BE WDGE SIZE 2 LED WALL MOUNTED LUMINAIRE, VISUAL COMFORT FORWARD THROW OPTICS, AS MANUFACTURED BY LITHONIA LIGHTING
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION
 3. FIXTURE TO BE DIMMABLE WITH OPTIONAL BATTERY BACK-UP. PROVIDE NETWORK CONTROLLER. OPERATING PROGRAM TO BE DETERMINED BY OWNER.
 4. SEE LIGHTING SCHEDULE FOR CATALOG NUMBER

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

LIGHT FIXTURES C AND D
NTS

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 (NAVD88).

REFERENCES:

1. 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 LAST REVISED 03-26-2021.
2. CONCEPTUAL LAYOUT SHOWN BASED ON ARCHITECTURAL DRAWING ENTITLED "MEEKER ADDITION; 15 MEEKER STREET; WEST ORANGE, ESSEX COUNTY; NEW JERSEY 07952" PREPARED BY CIRANGLE ARCHITECTS DATED 12/16/19, LAST REVISED JANUARY 26, 2021.

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

02	04-05-2021	REV. PER TWP. ZONING BOARD COMMENTS	MSB
01	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:

LIGHTING 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

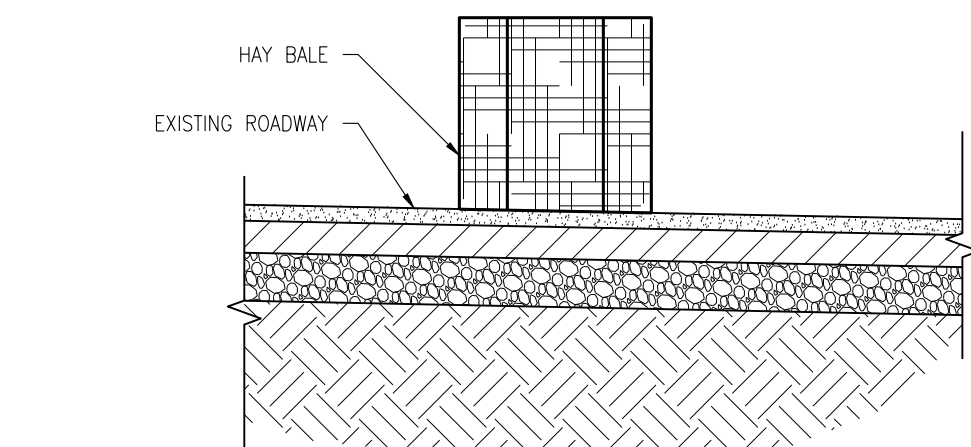
Daniel Reeves 04/05/2021
DANIEL G. REEVES
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE05292000

SCALE:
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SCALE: 1"=20'

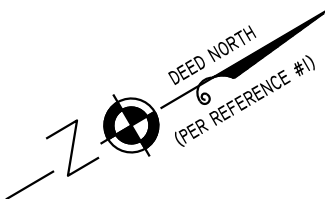
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SCALE: 1"=20'	DATE: 04-05-2021	
JOB NO: 11401-001	SHEET 04 OF 08	



INLET PROTECTION



HAY BALE SEDIMENT BARRIER



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:

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 (NAVD88).

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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 HILLS

02	04-05-2021	REV. PER TWP. ZONING BOARD COMMENTS	MSE
01	01-29-2021	REV. PER TWP. PLANNING & DEVELOP. COMMENTS	MSE
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

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT:

15 AND 19 MEEKER STREET ADDITION

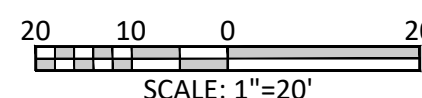
LOCATION:

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

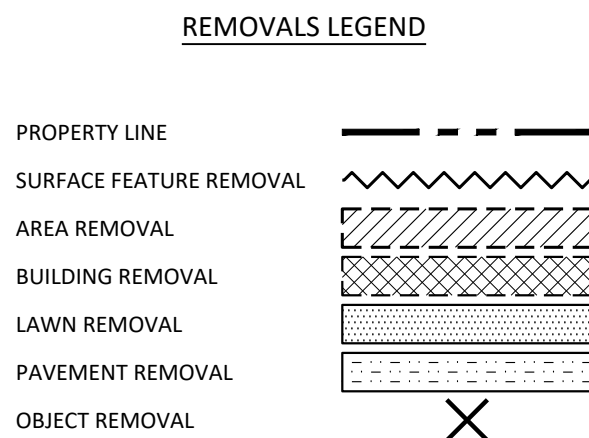
Quil Rames 04/05/2021

DANIEL G. REEVES
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE05292000

SCALE:



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SCALE: 1"=20'	DATE: 11-02-2020	
JOB No: 11401-001		SHEET 05 OF 08



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

REVISIONS:

DRAWING TITLE:

PROJECT: _____

LOCATION:

Daniel R. Jones 04/05/2021

SCALE:

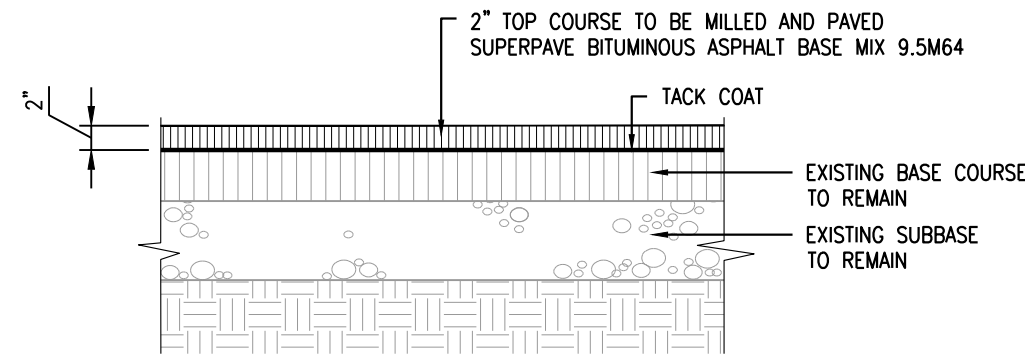
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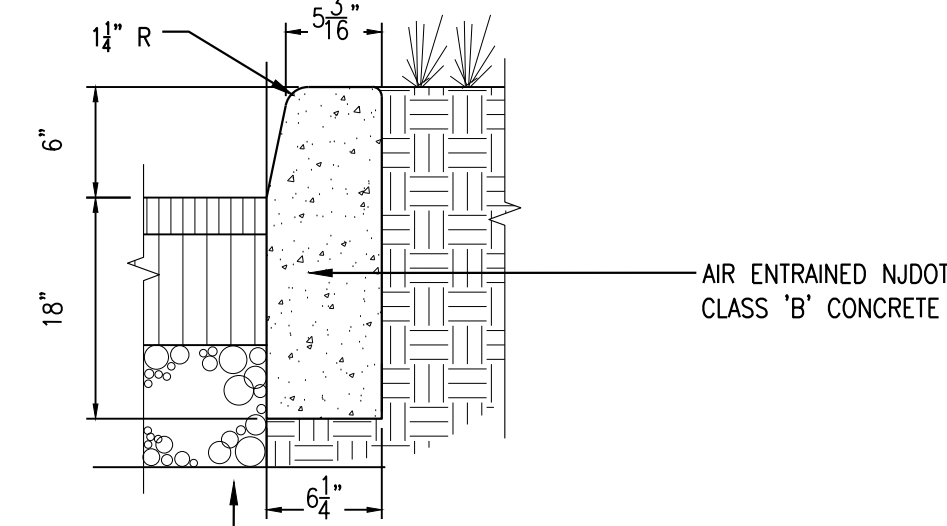
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JOB No: 11401-001		SHEET 06 OF 08

1. 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 LAST REVISED 03-26-2021.

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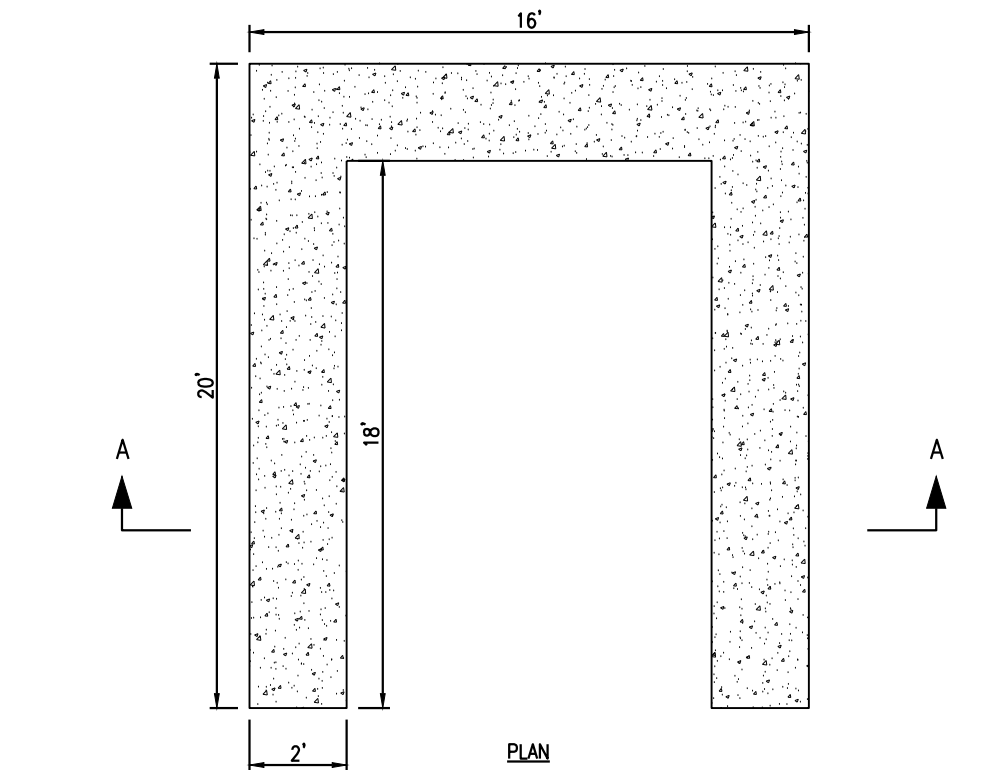


MILL AND PAVE
NTS



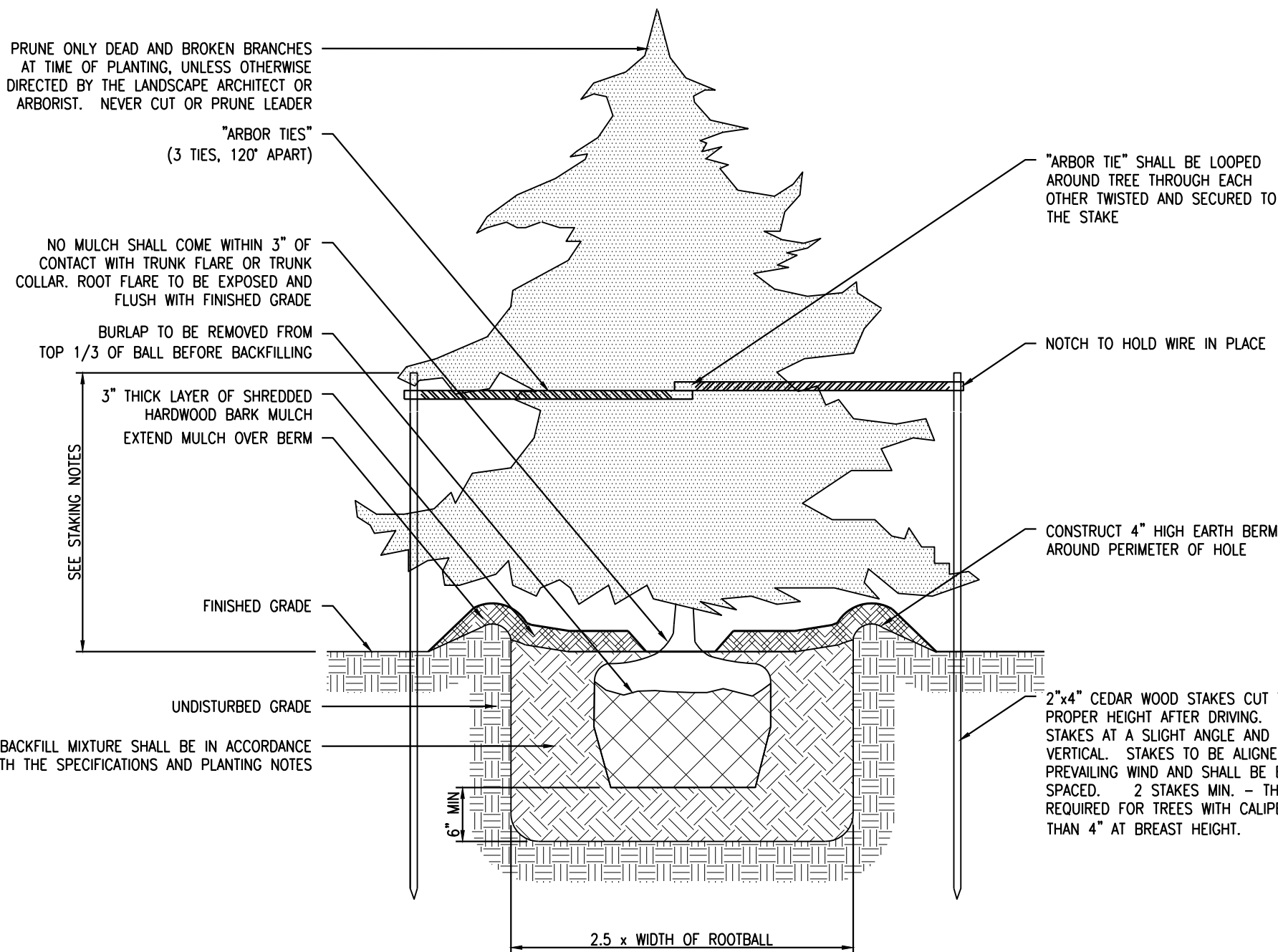
- NOTES:
1. CONCRETE TO TEST 4500 P.S.I. MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% TO 7% SLUMP TO BE 3" MAXIMUM.
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER. RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB. EXPANSION JOINTS ALSO BE INSTALLED WHERE THE CURB IS ADJACENT TO SIDEWALKS AND CATCH BASINS.
 3. EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE SMOOTH FINISHED SURFACE.

CONCRETE CURB
NTS



- NOTE:
1. RELOCATED MATERIAL BINS TO BE PLACED IN SAME CONFIGURATION AS EXISTING BINS.

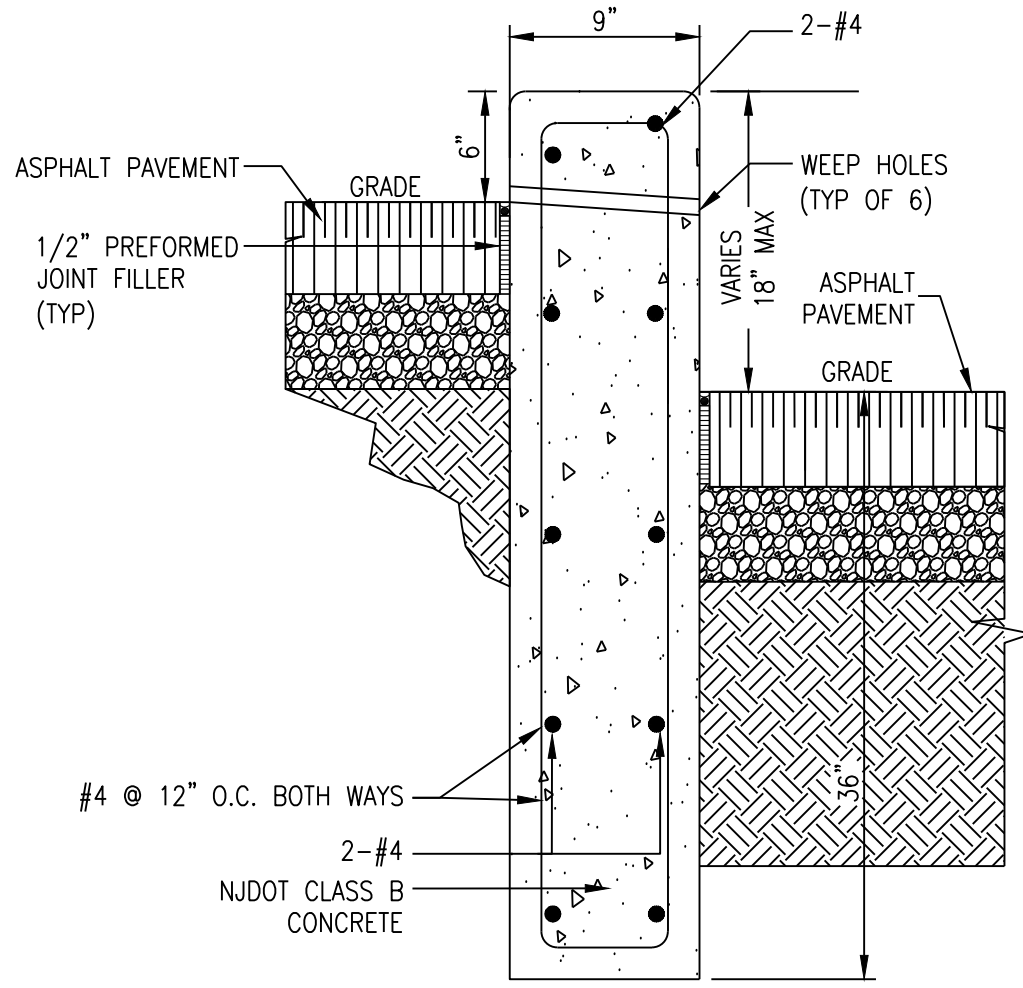
MATERIAL STORAGE BINS
NTS



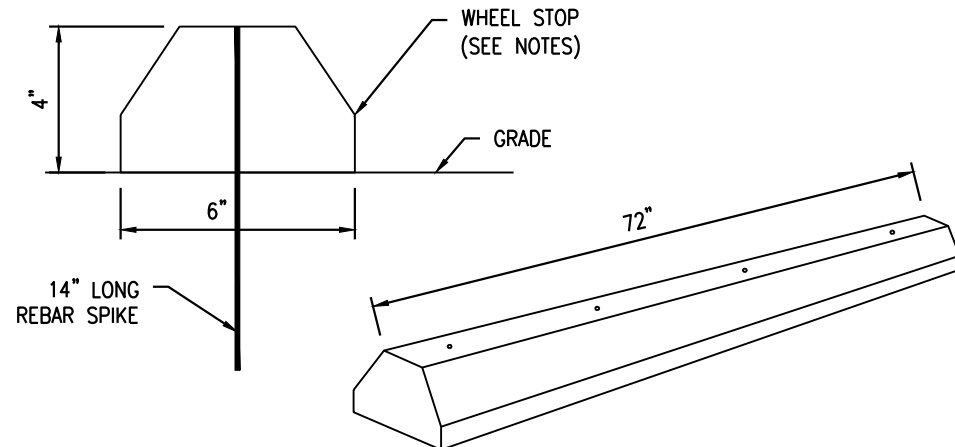
TYPICAL EVERGREEN TREE PLANTING
NTS

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 2"X4" TREE SAVER W/ CORROSIONAL FUNGAL TRANSPARENT INOCULANT FOR TREES AND SHRUBS. INSTALL ONE 3 OUNCE PACKET PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA.
7. SEE GENERAL PLANTING NOTES

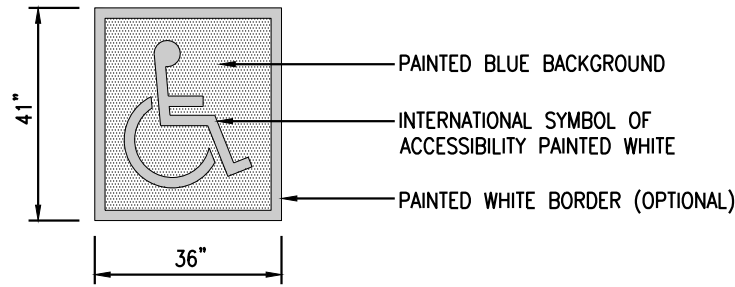


CONCRETE HIGH CURB
NTS

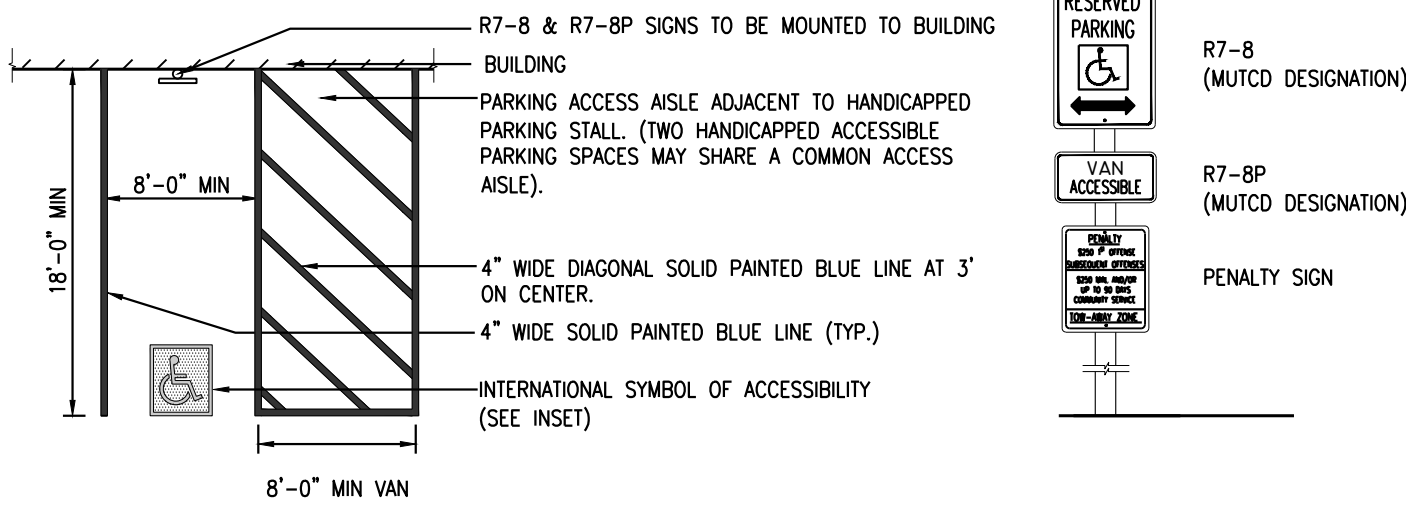


- NOTES:
1. WHEEL STOP TO BE SECURED WITH (4) FOUR 14" LONG REBAR SPIKES.
 2. WHEEL STOP TO BE MANUFACTURED FROM 100% RECYCLED RUBBER.
 3. COLOR TO BE APPROVED BY OWNER.

RUBBER WHEEL STOP
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



- NOTES:
1. ALL PAINT TO BE LONG-LIFE EPOXY RESIN.

PAVEMENT STRIPING
NTS

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

- 15.4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH. EXTENDED STORAGE OF PLANT MATERIAL ON SITE SHALL BE DONE AT THE CONTRACTOR'S OWN RISK. MATERIAL MUST BE HEeled IN AND IRRIGATED FOR EXTENDED STORAGE.
16. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS 1" DIA. AND GREATER, STUMPS, TRASH AND OTHER DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING.
17. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS.
18. ALL TREES SHALL BE STAKED AT THE TIME OF PLANTING. LOCATE GUY WIRES SO AS TO NOT PULL THE CROTCH APART. CONTRACTOR SHALL REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
19. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
20. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CARE OF INSTALLED LANDSCAPING, INCLUDING WATERING AND WEED CONTROL UNTIL FINAL ACCEPTANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANT MATERIAL, IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS, THROUGHOUT THE ESTABLISHMENT PERIOD.
22. ALL PLANTS SHALL BE WATERED THOROUGHLY DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH, FOR AS LONG THE CONTRACTOR IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE.
23. THE BACKFILL MIXTURE AND TOPSOIL MIXES ARE TO BE INSTALLED PER THE SPECIFICATIONS AND DETAILS. TOPSOIL SHALL BE FREE OF DEBRIS AND STONES 1" DIA. AND LARGER, AND SHALL HAVE AN ORGANIC CONTENT OF BETWEEN 8% - 10% FOR PLANTING PITS AND BEDS AND MIN. 5% FOR SEEDED LAWN AREAS. TOPSOIL PH SHALL BE BETWEEN 5.0 AND 6.8. A MOISTURE ABSORBENT POLYMER SHALL BE INCLUDED IN THE AMENDED BACKFILL ON WELL AND EXCESSIVELY DRAINED SOILS AND ON EARTHEN BERMS TO ENSURE SOIL MOISTURE AVAILABILITY. ALL LANDSCAPE BEDS SHALL BE UNDERPLAYED WITH A SUITABLE WATER PERMEABLE WEED FABRIC AND SHALL RECEIVE A MAXIMUM THREE (3) INCH APPLICATION OF SHREDDED HARD WOOD MULCH OR OTHER ACCEPTABLE MATERIAL. UNTREATED WOOD CHIPS SHALL NOT BE USED. ROOT BALLS SHALL BE PLACED ON A MOUND OF COMPACTED NATIVE SOIL. WHERE NATIVE SOIL IS DETERMINED TO BE UNACCEPTABLE, ROOT BALLS SHALL BE PLACED ON A 2" COMPACTED MOUND OF BACKFILL MATERIAL.
24. IF THE CONTRACTOR DETERMINES THE EXISTING SITE CONDITIONS, INCLUDING SOIL CONDITIONS, ARE DELETERIOUS TO PLANT GROWTH, HE SHALL CEASE PLANTING OPERATIONS AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
25. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
26. PLANTING BEDS ARE TO BE SEPARATED FROM LAWN AREAS BY A 3" DEEP V TRENCH.
27. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
28. ALL PLANT RELOCATIONS/SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

GENERAL PLANTING NOTES

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

02	04-05-2021	REV. PER TWP. ZONING BOARD COMMENTS	MSB
01	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:

CONSTRUCTION NOTES & DETAILS I

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

Daniel G. Reeves 04/05/2021
DANIEL G. REEVES

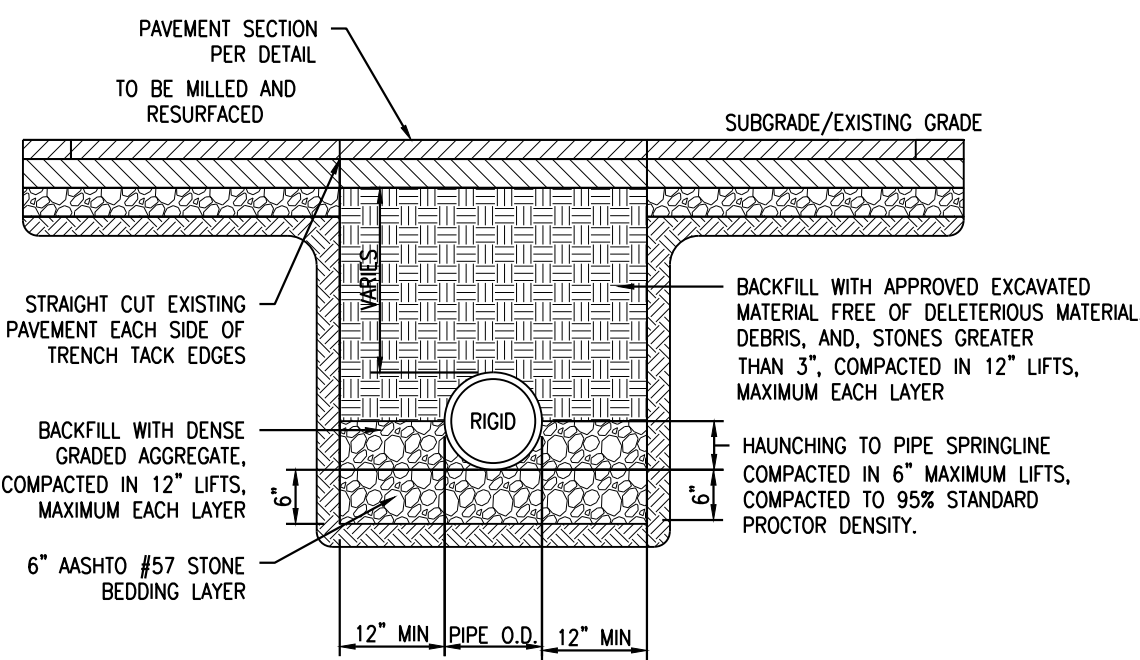
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE05292000

SCALE:

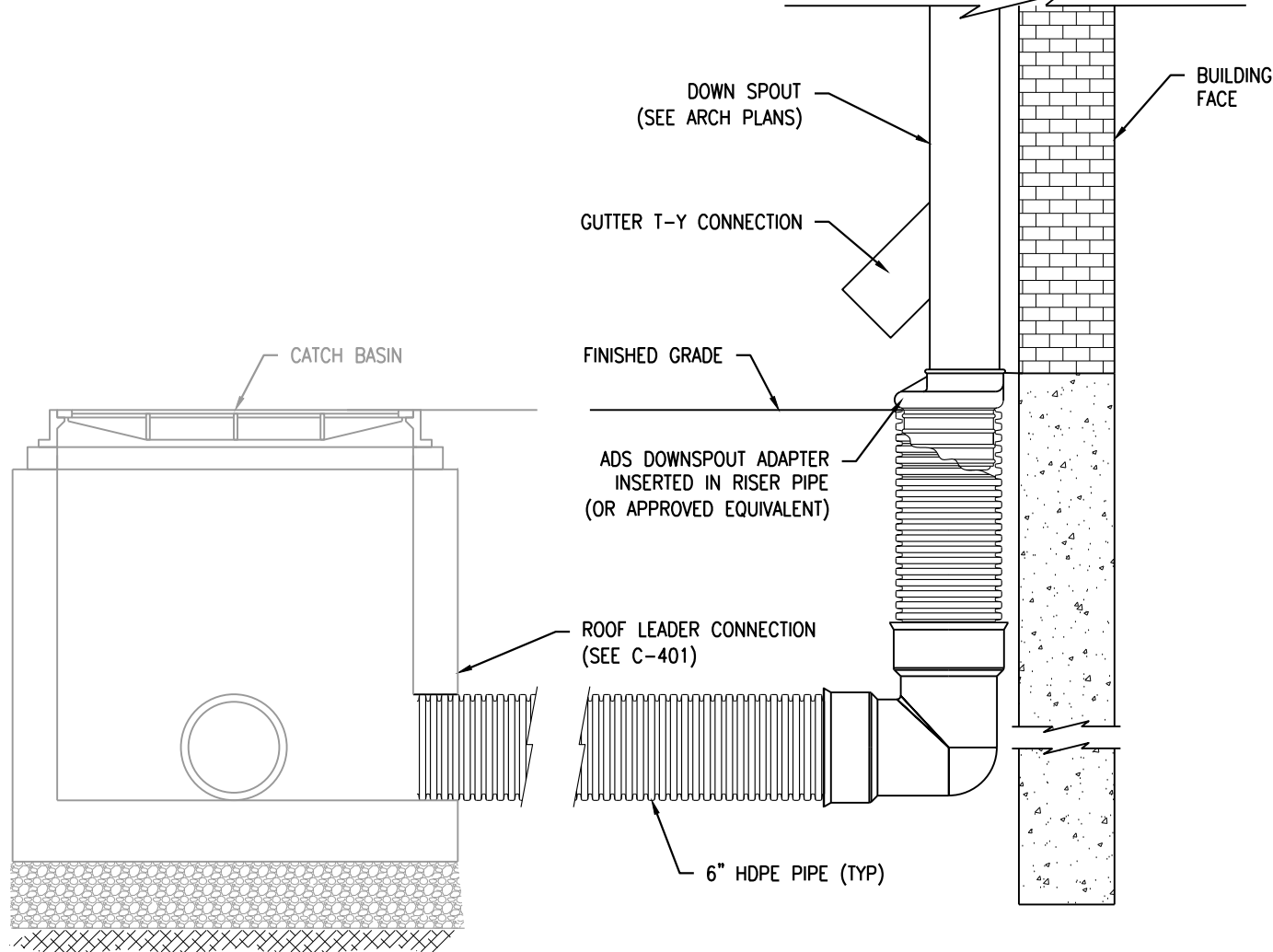
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SCALE: NTS	DATE: 11-02-2020	
JOB NO: 11401-001	SHEET 07	OF 08

DATE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

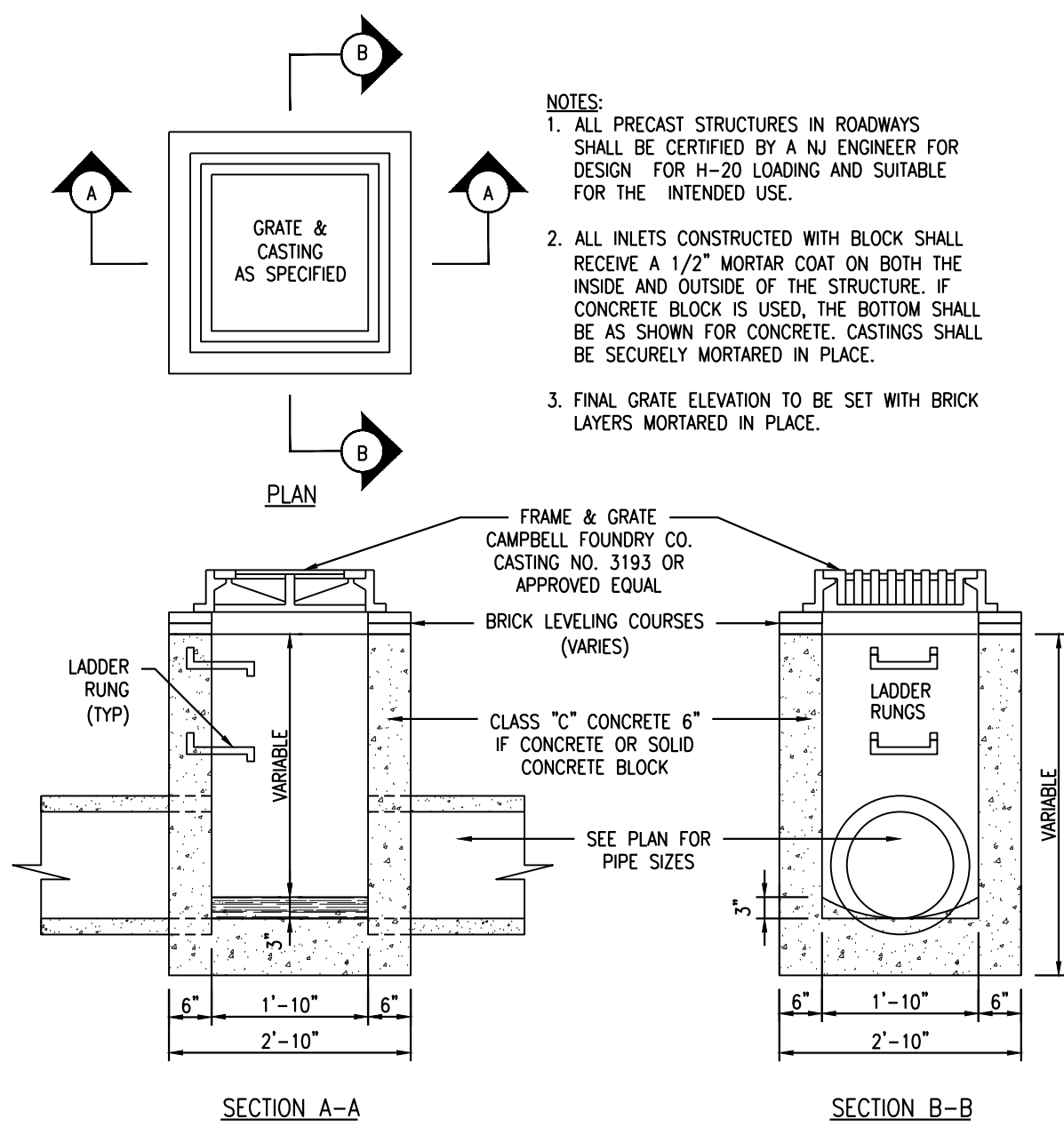
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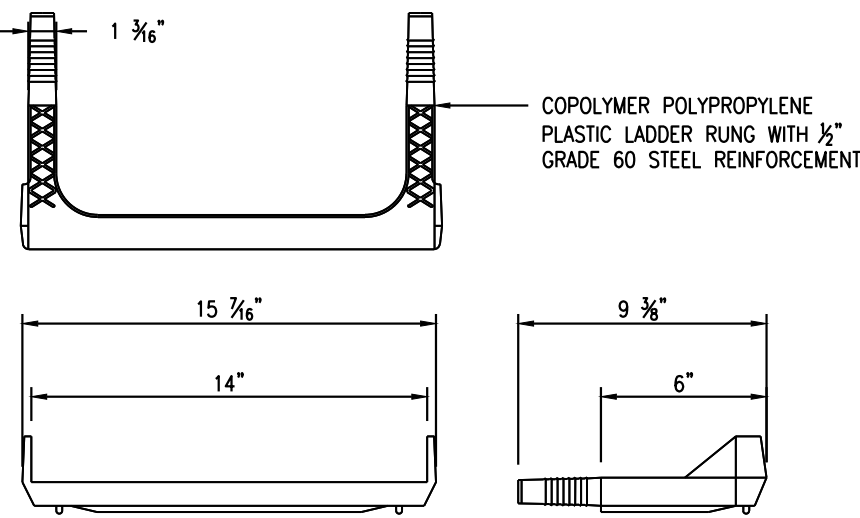
UTILITY TRENCH DETAIL
NTS



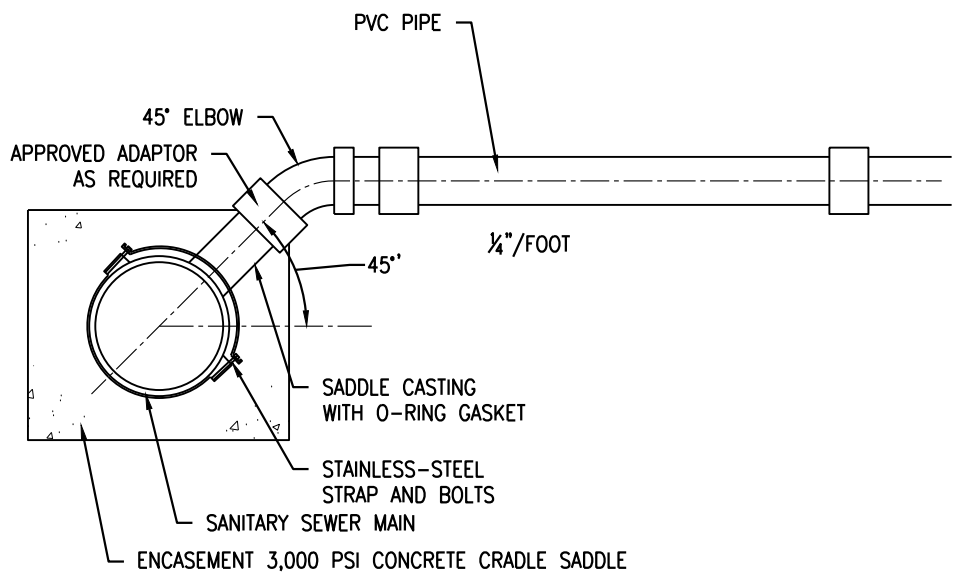
ROOF DRAIN DOWN SPOUT CONNECTION
NTS



AREA DRAIN
NTS



LADDER RUNG
NTS



SANITARY SEWER SADDLE TAP CONNECTION
NTS

- NOTES:
1. ALL PRECAST STRUCTURES IN ROADWAYS SHALL BE CERTIFIED BY A NJ ENGINEER FOR DESIGN FOR H-20 LOADING AND SUITABLE FOR THE INTENDED USE.
 2. ALL INLETS CONSTRUCTED WITH BLOCK SHALL RECEIVE A 1/2" MORTAR COAT ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE CASTINGS SHALL BE SECURELY MORTARED IN PLACE.
 3. FINAL GRATE ELEVATION TO BE SET WITH BRICK LAYERS MORTARED IN PLACE.

- NOTES:
1. LADDER RUNG/STEP SHALL BE PATTERN NUMBER 2593 2254 AS MANUFACTURED BY CAMPBELLFOUNDRY OR APPROVED EQUIVALENT.
 2. POLYPROPYLENE STEPS SHALL HAVE GRADE 60 STEEL REINFORCEMENT AND MEET ASTM C-478, ASTM D-4101, ASTM A-615 AND AASHTO M-199 STANDARDS.
 3. THE PORTION TO BE IMBEDDED IN THE CONCRETE SHALL BE COATED WITH COAL TAR PITCH OR OTHER APPROVED MATERIAL AND SHALL BE IN ACCORDANCE WITH THE LATEST O.S.H.A. STANDARDS (3" MINIMUM IMBEDMENT)
 4. ALL MANHOLE STEPS TO MEET OR EXCEED ASTM AND O.S.H.A. REQUIREMENTS.
 5. FOR ROADWAY LOCATIONS STEPS SHALL BE ORIENTED TO ALLOW VIEWING OF ONCOMING TRAFFIC WHEN EXITING STRUCTURE.
 6. CONTRACTOR SHALL COMPLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
 7. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER'S APPROVAL PRIOR TO FABRICATION.

02	04-05-2021	REV. PER TWP. ZONING BOARD COMMENTS	MSB
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Nº	DATE	DESCRIPTION	BY

REVISIONS:

OWNER/APPLICANT:
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ERNESTO TAMAY
15 AND 19 MEEKER STREET
WEST ORANGE, NJ 07052

DRAWING TITLE:

**CONSTRUCTION
NOTES & DETAILS II**

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

Daniel Reeves 04/05/2021
DANIEL G. REEVES
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE05292000

SCALE:

DRAWN BY: MSB	CHECKED BY: DGR	DRAWING NUMBER: C-902
SCALE: NTS	DATE: 04-05-2021	
JOB NO: 11401-001	SHEET 08 OF 08	