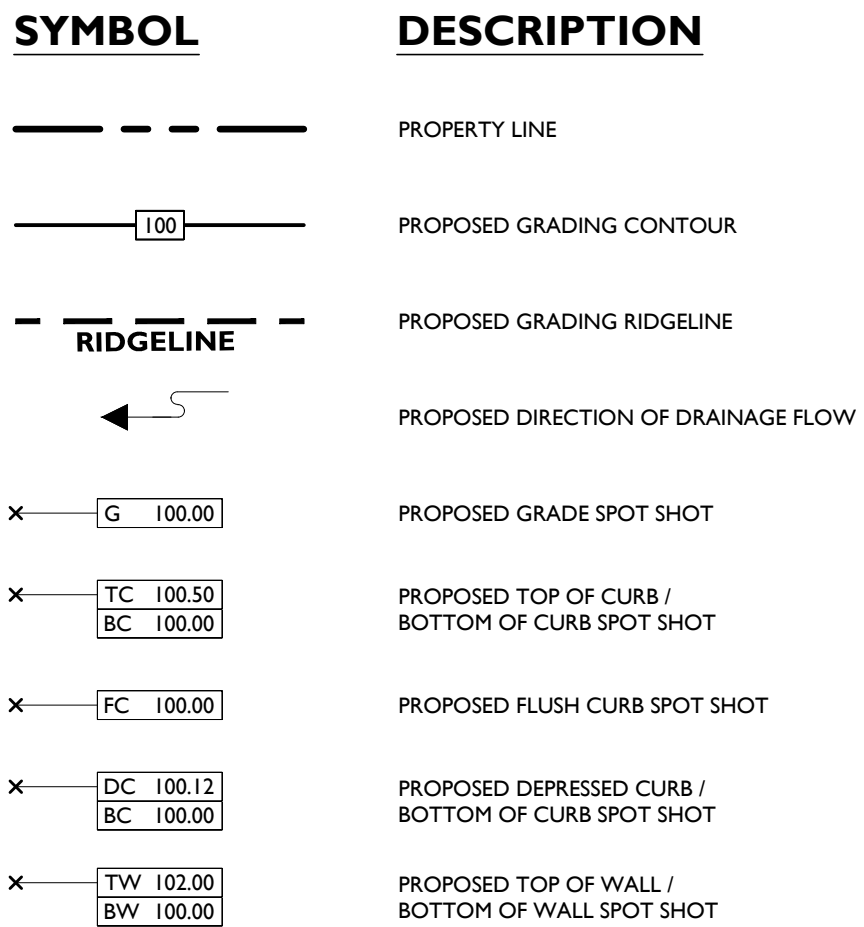
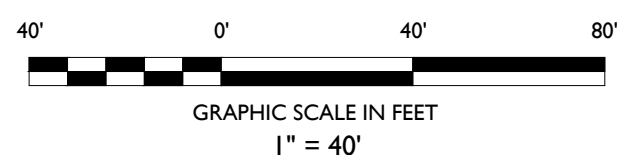


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2. THERE ARE RIPARIAN ZONES ON SITE.
3. THERE ARE FLOODWAYS ON SITE.
4. A PORTION OF THIS SITE IS IN A FLOOD HAZARD AREA.
1. NJDEP FLOOD HAZARD ELEVATION PER NJDEP FILE NO. 1225-11-0007.3: 477.38 - 548.57
2. DETERMINED USING METHOD OF CALCULATION METHOD
5. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
6. CONVERSION TO NGVD 29: +1.037



- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATION AND SHIELDING DEVIATION PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED WATER TO ANY RECEIVING BODY OF WATER.
- ALL EXCAVATION SHALL BE PROTECTED BY SHIELDING SHEETS BE CERTIFIED CLEAN FILM. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILM MATERIALS BROUGHT TO THE SITE.
- ALL EXCAVATION OR REQUIRED PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF HEAVY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CUR ELEVATIONS ARE GENERALLY 4 INCHES TO 15 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL SURVEY ALL EXISTING CUR ELEVATIONS AND STONEFIELD ENGINEERING & DESIGN, LLC FOR REVIEW AND APPROVAL PRIOR TO POURING CURS.
- THE CONTRACTOR SHALL BE REQUIRED TO SET ALL PROPOSED UTILITY COVERS AND RESET EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY REQUIREMENTS.
- MINIMUM SOLE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CONCRETE SURFACES: 0.50%
 - ASPHALT SURFACES: 1.00%
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL EXISTING AND PROPOSED CURS TO ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA.
- IF THE CONTRACTOR DETERMINES THAT UTILIZED SPECIAL IS REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF PUMP PUMPS ARE UTILIZED ALL DISCHARGES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND SHALL BE SUBJECT TO APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS AND CROSSWALKS ACCESSIBLE TO THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN THE ACCESSIBLE PATH OF TRAVEL TO BE AT THE LOCATION OF THE ACCESSIBLE PATH. THE CONTRACTOR RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE AREAS OF THE BUILDING ENTRANCE AND AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP AT, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLIMATE CONTROL AREA OF 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON RAMP SURFACES. THE ACCESSIBLE PATH OF TRAVEL ON RAMP PROVIDED, CURB RAMP FLARES SHALL NOT BE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALL OTHER RAMP TYPES, THE MAXIMUM SLOPE SHALL BE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMP SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF THE RAMP SHALL BE AT LEAST 36 INCHES.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A HANDRAIL. HANDRAILS ON BOTH SIDES OF THE RAMP SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH OF TRAVEL.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4" INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4" INCHES AND 1/2" INCHES EXISTS, THE CONTRACTOR SHALL PROVIDE A MAXIMUM OF 1/2" INCHES VERTICAL BE VEILED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1) SLOPE.
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (CAPS OR HOLES) SHALL BE COVERED WITH A COVER THAT IS NOT LESS THAN ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4" INCH.

[illegible]

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Phone 718.606.8305

PRELIMINARY & FINAL MAJOR SITE PLAN

**GREEN ESSEX PARTNERS URBAN
RENEWAL, LLC**

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

TAX MAP SHEET 88 BLOCK 155, LOTS 40.01, & 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" = 40'	PROJECT ID: T-17554
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TITLE:

GRADING PLAN

DRAWING:

C-7

1. ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE UNTIL FIRST CONTACT WITH THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
2. THERE ARE RIPARIAN ZONES ON SITE.
3. THERE ARE FLOODWAYS ON SITE.
4. A PORTION OF THIS SITE IS IN A FLOOD HAZARD AREA.
- 4.1. NJDEP FLOOD HAZARD ELEVATION PER NJDEP FILE NO. I225-11-0007.3: 477.38 - 548.57 FT DETERMINED USING METHOD OF CALCULATION METHOD
5. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
6. CONVERSION TO NGVD 29: +1.037

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE PROTECTED BY A FULLY FILLED AND COVERED TRUCK TO MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.

2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.

3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.

4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MINNEAPOLIS COUNTY, STATE AND FEDERAL UTILITY AUTHORITY REGULATIONS.

5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:

• CURB CUTS:	0.50%
• CONCRETE SURFACES:	1.00%
• ASPHALT SURFACES:	1.00%

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN RECORDS OF ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. OF ANY CHANGES TO THE DRAINAGE SYSTEM. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS FOUND TO BE NEARER TO THE PROPOSED STRUCTURE THAN SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF PUMP PUMPS ARE UTILIZED, THE DISCHARGES SHALL BE CONNECTED TO THE CITY OF MINNEAPOLIS STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

40' 0' 40' 80'



GRAPHIC SCALE IN FEET
1" = 40'

PRELIMINARY & FINAL MAJOR SITE PLAN

**GREEN ESSEX PARTNERS URBAN
RENEWAL LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**
TAX MAP SHEET 88 RI OCK 155 | OTS 40.02 42.01 & 42.02



STONEFIELD
engineering & design

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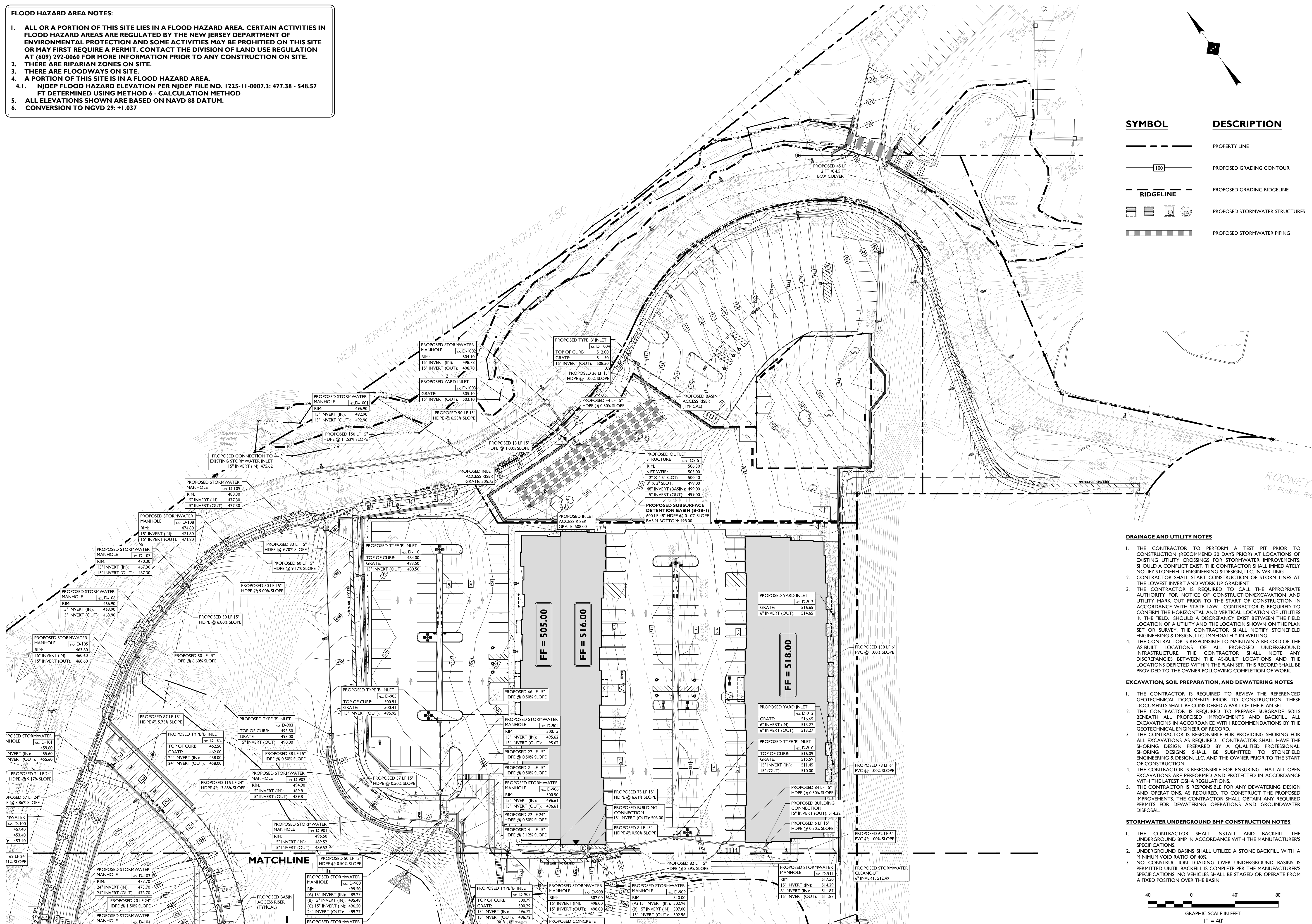
GRADING PLAN

DRAWING

C-8

FLOOD HAZARD AREA NOTES:

1. ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
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SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

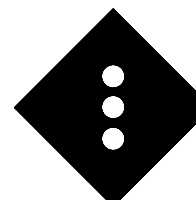
EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

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

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

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

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Phone 718.606.8305

**GREEN ESSEX PARTNERS URBAN
RENEWAL, LLC**

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

TITLE:

DRAINAGE PLAN

DRAWING:

C-9

FLOOD HAZARD AREA NOTES:

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