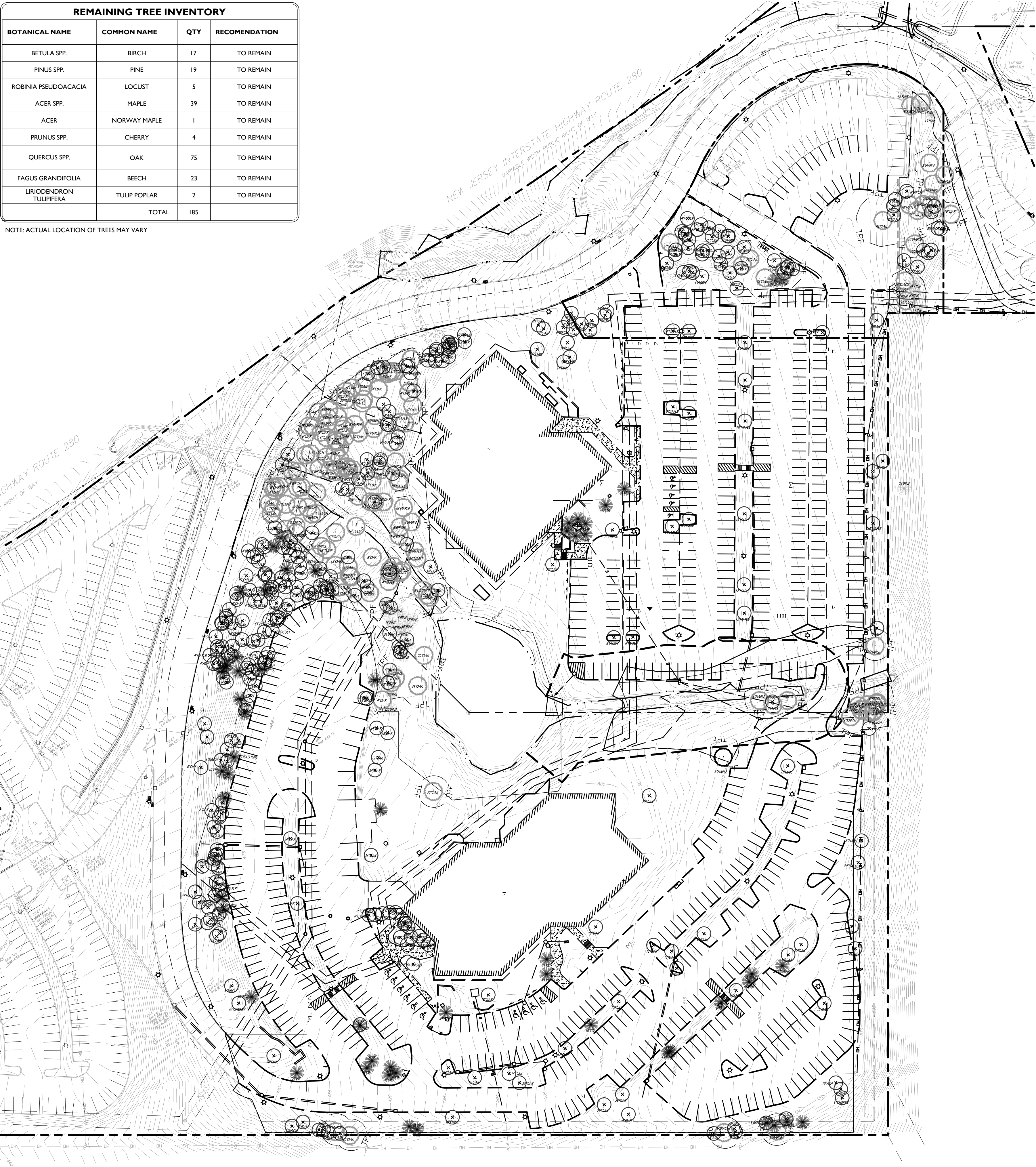


| REMAINING TREE INVENTORY   |              |     |                |
|----------------------------|--------------|-----|----------------|
| BOTANICAL NAME             | COMMON NAME  | QTY | RECOMMENDATION |
| BETULA SPP.                | BIRCH        | 17  | TO REMAIN      |
| PINUS SPP.                 | PINE         | 19  | TO REMAIN      |
| ROBINIA PSEUDOACACIA       | LOCUST       | 5   | TO REMAIN      |
| ACER SPP.                  | MAPLE        | 39  | TO REMAIN      |
| ACER                       | NORWAY MAPLE | 1   | TO REMAIN      |
| PRUNUS SPP.                | CHERRY       | 4   | TO REMAIN      |
| QUERCUS SPP.               | OAK          | 75  | TO REMAIN      |
| FAGUS GRANDIFOLIA          | BEECH        | 23  | TO REMAIN      |
| LIRIODENDRON<br>TULIPIFERA | TULIP POPLAR | 2   | TO REMAIN      |
| TOTAL                      |              | 185 |                |

NOTE: ACTUAL LOCATION OF TREES MAY VARY



| EXISTING TREE INVENTORY (TO BE REMOVED) |             |     |                                            |                |
|-----------------------------------------|-------------|-----|--------------------------------------------|----------------|
| BOTANICAL NAME                          | COMMON NAME | QTY | REMARKS                                    | RECOMENDATION  |
| ALNUS SPP.                              | ALDER       | 1   | DEER DAMAGED                               | TO BE REMOVED  |
| FRAXINUS AMERICANA                      | ASH         | 142 | DEAD/DYING DUE TO EMERALD ASH BORE DISEASE | CULL FROM SITE |
| TILIA AMERICANA                         | BASSWOOD    | 2   | ---                                        | ---            |
| BETULA SPP.                             | BIRCH       | 20  | ---                                        | ---            |
| POPULUS DELTOIDES                       | COTTONWOOD  | 3   | ---                                        | ---            |
| CASTANEA DENTATA                        | CHESTNUT    | 3   | ---                                        | ---            |
| PINUS SPP.                              | PINE        | 36  | ---                                        | ---            |
| ULMUS AMERICANA                         | ELM         | 2   | ---                                        | ---            |
| CARPINUS SPP.                           | HORNBEAM    | 2   | ---                                        | ---            |
| ROBINIA PSEUDOACACIA                    | LOCUST      | 4   | ---                                        | ---            |
| ACER SPP.                               | MAPLE       | 45  | ---                                        | ---            |
| PRUNUS SPP.                             | CHERRY      | 19  | DEER DAMAGE EVIDENT                        | ---            |
| QUERCUS SPP.                            | OAK         | 88  | ---                                        | ---            |
| FAGUS GRANDIFOLIA                       | BEECH       | 12  | ---                                        | ---            |
| CYPRESS SPP.                            | CYPRESS     | 11  | ---                                        | ---            |
| CERCIS CANADENSIS                       | RED BUD     | 5   | ---                                        | ---            |
| LIQUIDAMBAR<br>STYRACIFLUA              | SWEETGUM    | 1   | ---                                        | ---            |
| PLATANUS<br>OCCIDENTALIS                | SYCAMORE    | 1   | ---                                        | ---            |
| JUGLANS NIGRA                           | WALNUT      | 1   | ---                                        | ---            |
| TOTAL                                   |             | 255 |                                            |                |

NOTE: ACTUAL LOCATION OF TREES MAY VARY

NOTE:  
\*142 ASH TREES ARE TO BE CONSIDERED DEAD OR DYING DUE TO EMERALD ASH BORE DISEASE, THESE TREES SHOULD NOT BE COUNTED AGAINST THE TREE REPLACEMENT NUMBERS. EFFORTS WILL BE MADE IN THE PLANTING TO REPLACE THE HOLES CREATED IN THE CANOPY TO VOID THE TAKEOVER BY INVASIVES.

| TREE PROTECTION, REMOVAL, AND MITIGATION           |                                                                                                                                                                                                                                                         |                                                                                            |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| CODE SECTION                                       | REQUIRED                                                                                                                                                                                                                                                | PROPOSED                                                                                   |
| § 25-27.7 (c) PROCEDURES, FACTORS AND STANDARDS    | TO THE GREATEST EXTENT POSSIBLE, SPECIMEN TREES AND OTHER LARGE TREES (TEN (10) INCH DBH AND GREATER) SHALL BE PRESERVED                                                                                                                                | COMPLIES                                                                                   |
| § 25-27.8 (a) 1 TREE REPLACEMENT REQUIREMENT       | AT LEAST THIRTY (30%) PERCENT OF THE TREES ON EACH PARTICULAR LOT OR DEVELOPMENT SITE SHALL BE PRESERVED<br><br>[440 TOTAL TREES ON SITE * 30% = 132 TREES REMAIN]<br>185 TREES TO REMAIN =(42%)                                                        | COMPLIES<br>185 TREES TO REMAIN (42%)                                                      |
| § 25-27.8 (a) 1.1 (a) TREE REPLACEMENT REQUIREMENT | FOR EACH TREE REMOVED DBH OF FOUR (4) INCHES TO NO MORE THAN SIX (6) INCHES, THE APPLICANT SHALL PLANT A MAJOR OR MINOR TREE<br><br>[93 TOTAL TREE 4" TO < 6" DBH TO BE REMOVED]<br><br>93 TOTAL MAJOR OR MINOR TREES REQUIRED TO BE PLANTED            | COMPLIES<br>153 TOTAL MINOR TREES PROPOSED<br><br>REFER TO PLANTING PLAN FOR TREE LOCATION |
| § 25-27.8 (a) 1.1 (b) TREE REPLACEMENT REQUIREMENT | FOR EACH TREE REMOVED A DBH OF MORE THAN SIX (6) INCHES, THE APPLICANT SHALL PLANT A MAJOR TREE AS DEFINED IN THIS SECTION ON THE REMOVAL PROPERTY.<br><br>[162 TOTAL TREES 6" > DBH TO BE REMOVED]<br><br>162 TOTAL MAJOR TREES REQUIRED TO BE PLANTED | COMPLIES<br>167 TOTAL MAJOR TREES PROPOSED<br><br>REFER TO PLANTING PLAN FOR TREE LOCATION |

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL FOLLOW:
  - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
  - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
  - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

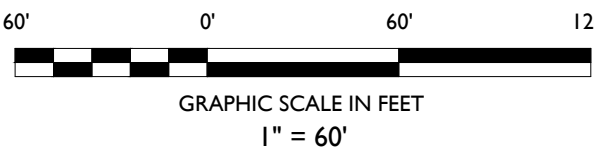
| SYMBOL | DESCRIPTION                        |
|--------|------------------------------------|
| ---    | FEATURE TO BE REMOVED / DEMOLISHED |
| ---    | LOD                                |
| ---    | LIMIT OF DISTURBANCE               |
| ---    | TREE TO BE REMOVED                 |
| ---    | TREE TO REMAIN AND BE PROTECTED    |
| ---    | TPF                                |
| ---    | PROPOSED TREE PROTECTION FENCE     |



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DEMOLITION NOTES

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



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GREEN ESSEX PARTNERS URBAN  
RENEWAL, LLC

PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT

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

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

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

TITLE:  
TREE REMOVAL PLAN

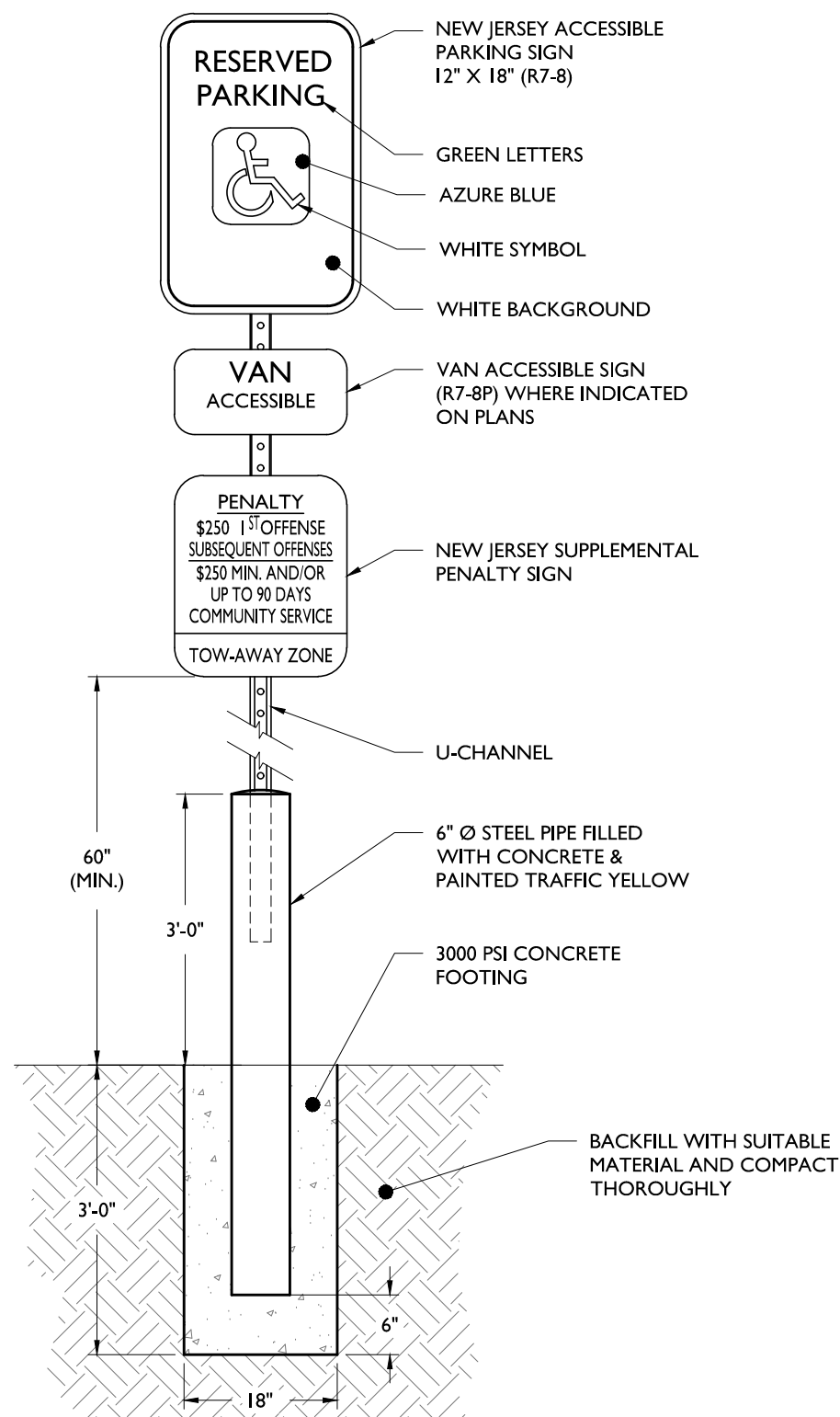
DRAWING:  
C-20

ISSUED FOR REVIEW

DATE

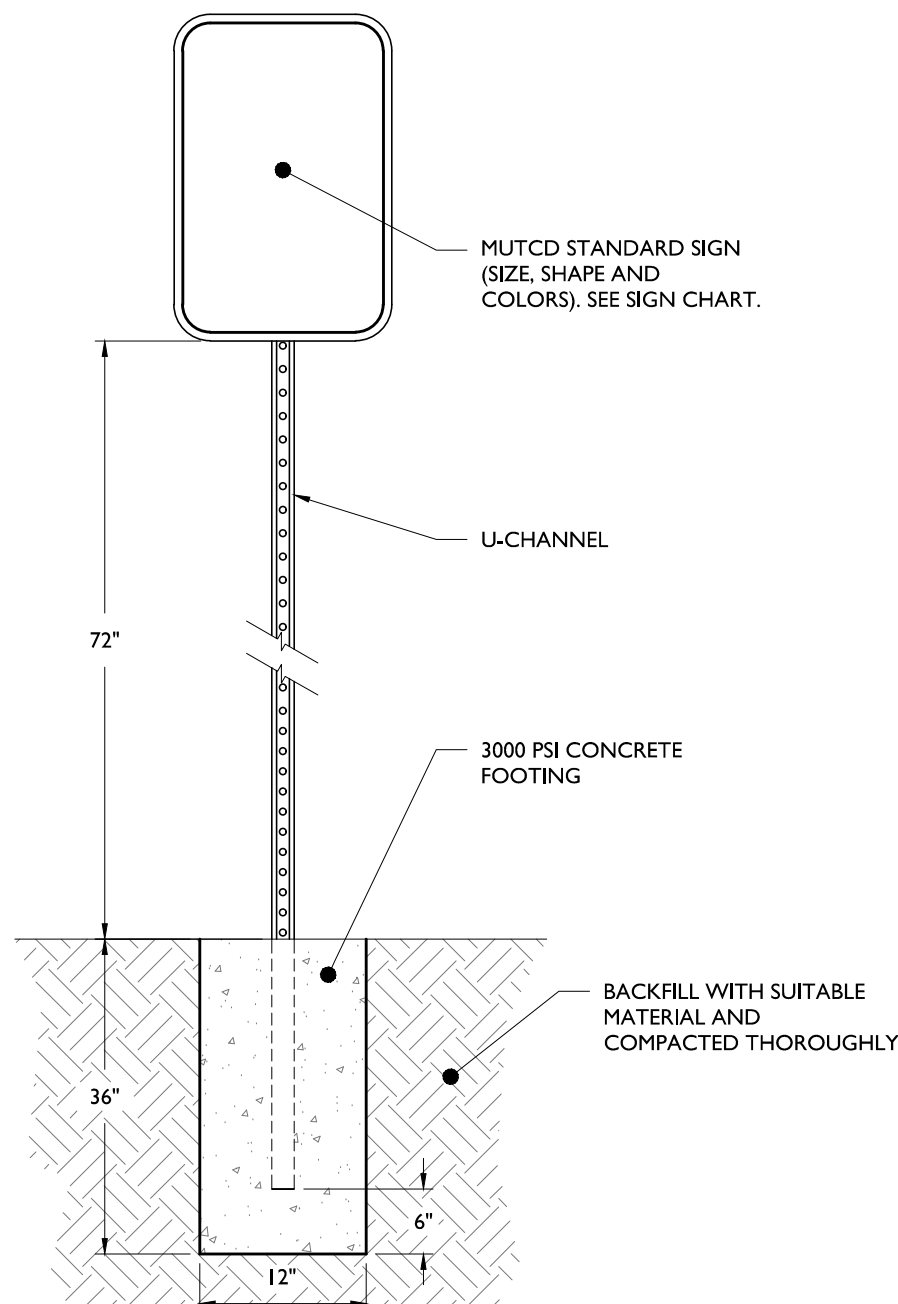
BY

DESCRIPTION



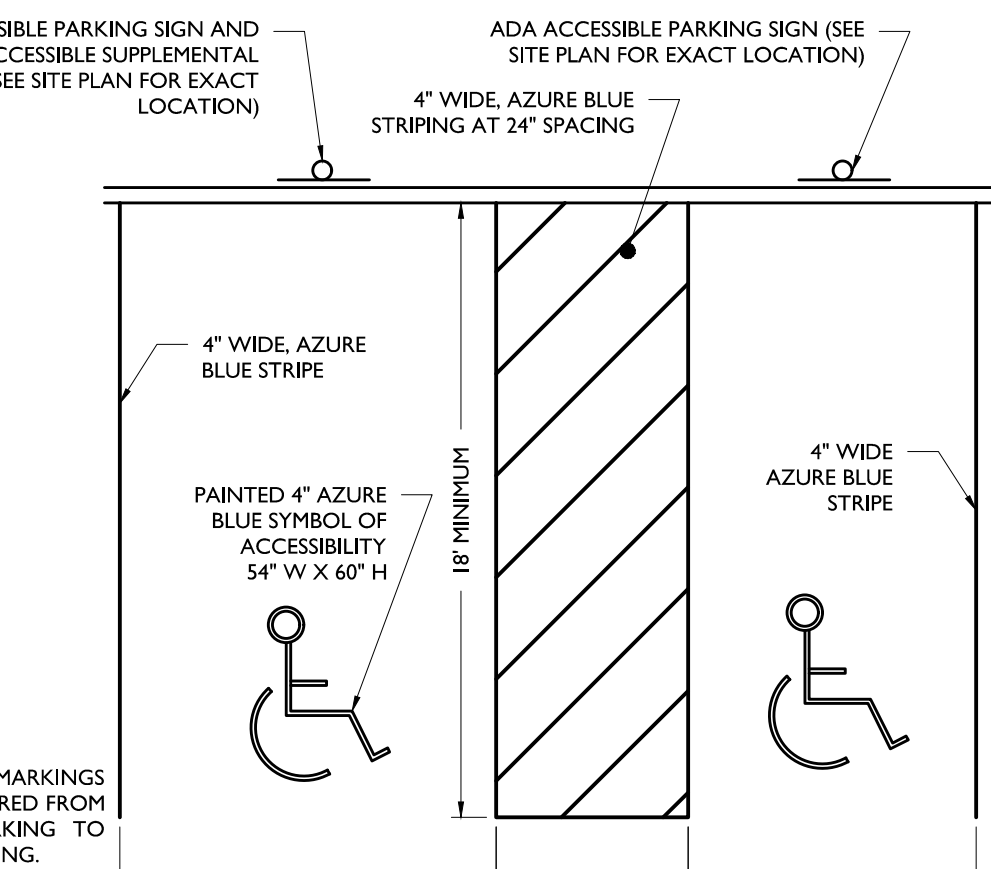
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NOT TO SCALE



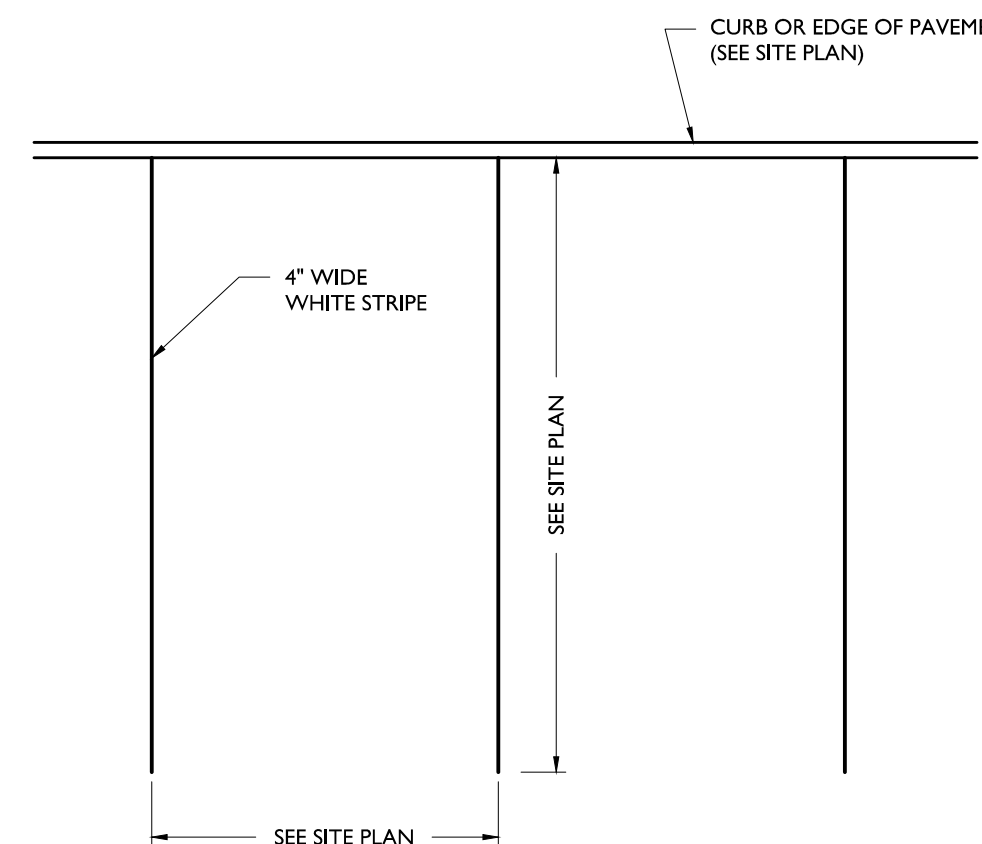
**SIGN POST DETAIL**

NOT TO SCALE



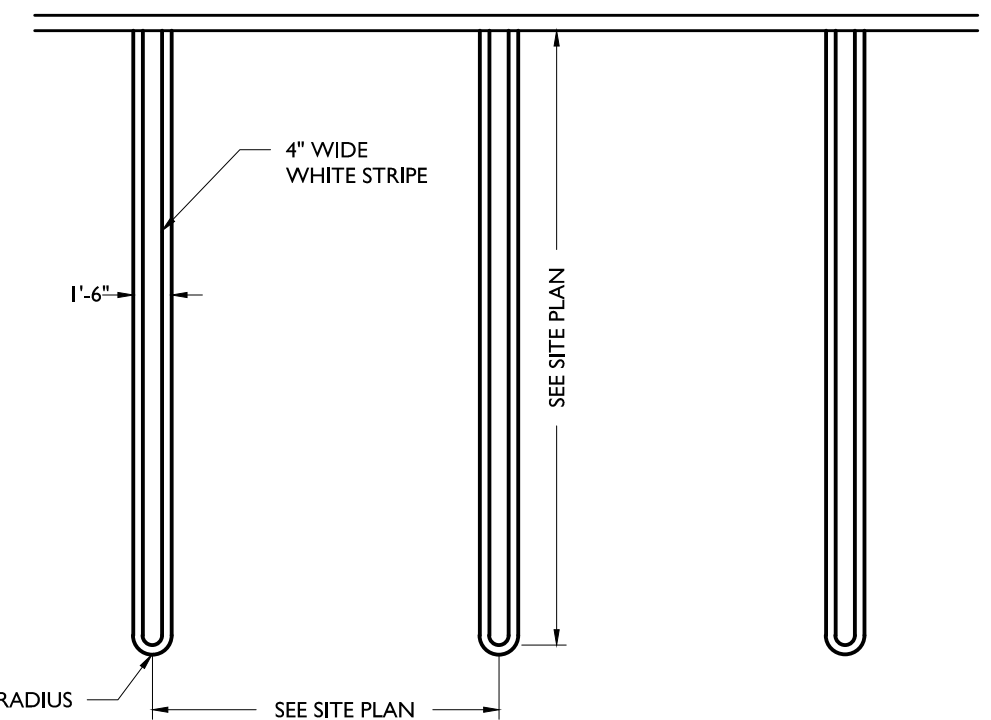
**ACCESSIBLE PARKING STALL MARKINGS**

NOT TO SCALE



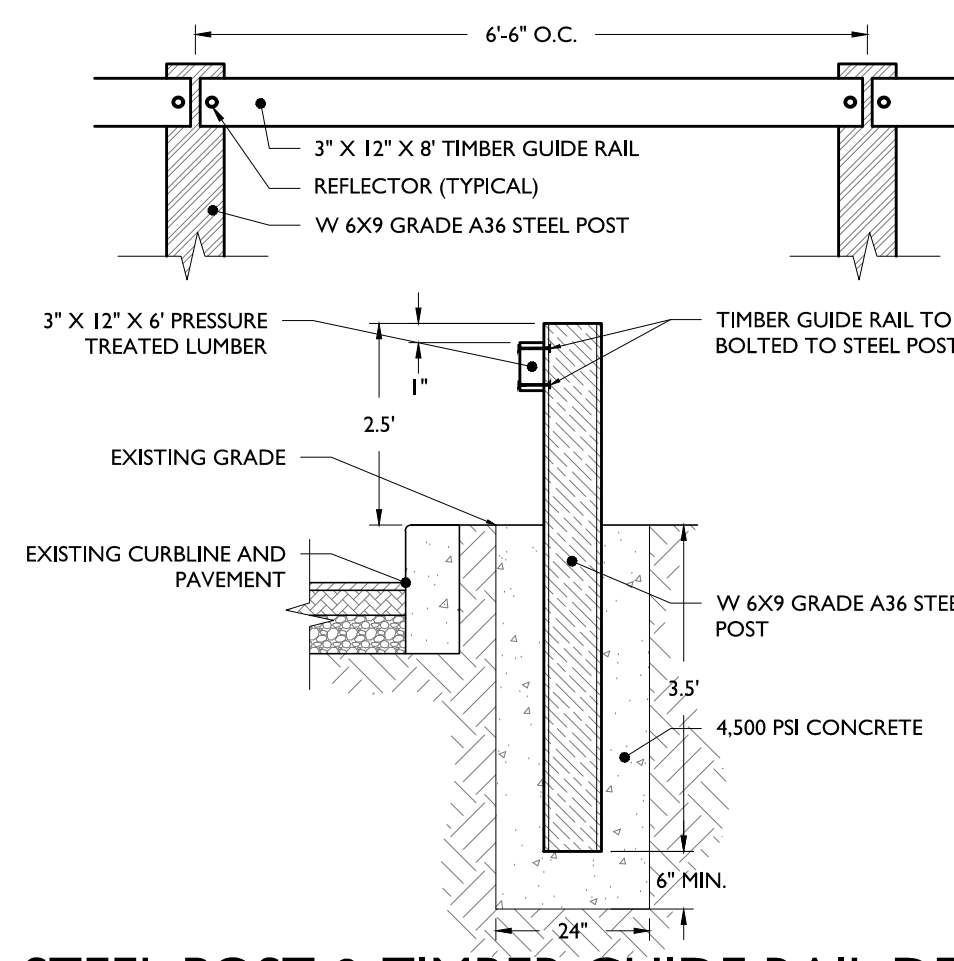
**PARKING STALL MARKINGS**

NOT TO SCALE



**BUILDING B & C PARKING STALL MARKINGS**

NOT TO SCALE



**STEEL POST & TIMBER GUIDE RAIL DETAIL**

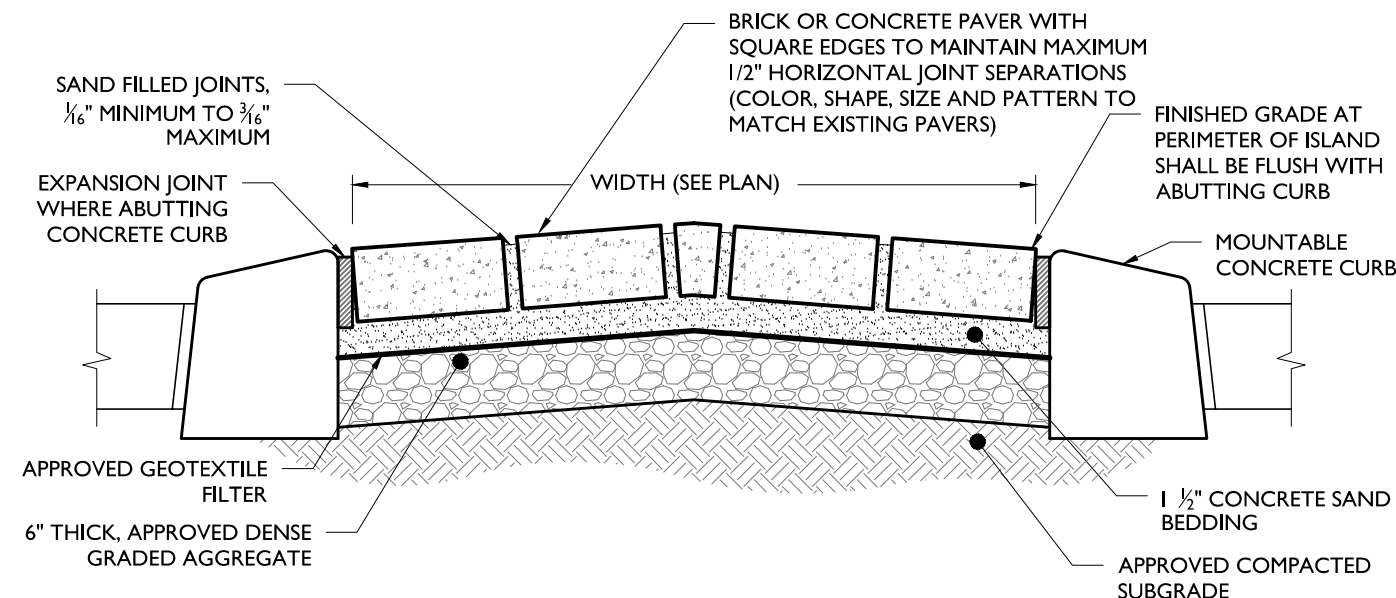
NOT TO SCALE

| M.U.T.C.D. NUMBER | TEXT | COLOR  |            | SIZE OF SIGN (WIDTH X HEIGHT) | TYPE OF MOUNT |
|-------------------|------|--------|------------|-------------------------------|---------------|
|                   |      | LEGEND | BACKGROUND |                               |               |
| STOP SIGN (R1-1)  |      | RED    | WHITE      | 36"x36"                       | GROUND        |

- NOTE:
- ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
  - ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

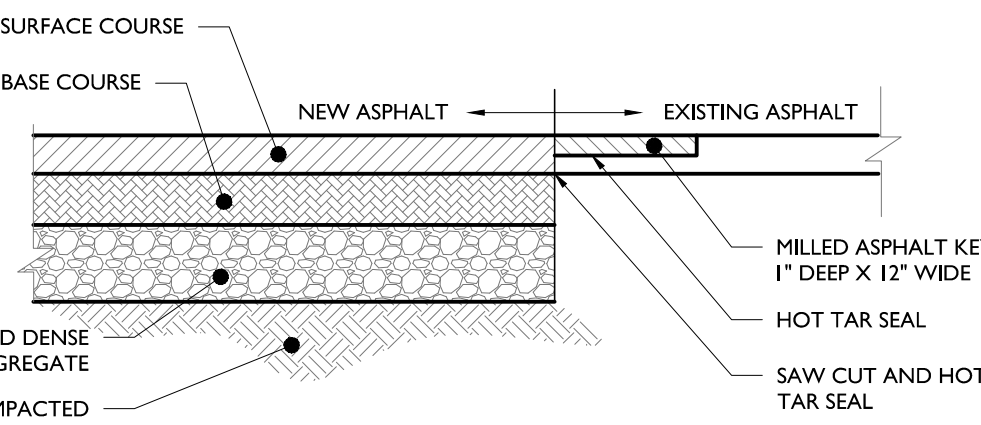
**SIGN DATA TABLE**

NOT TO SCALE



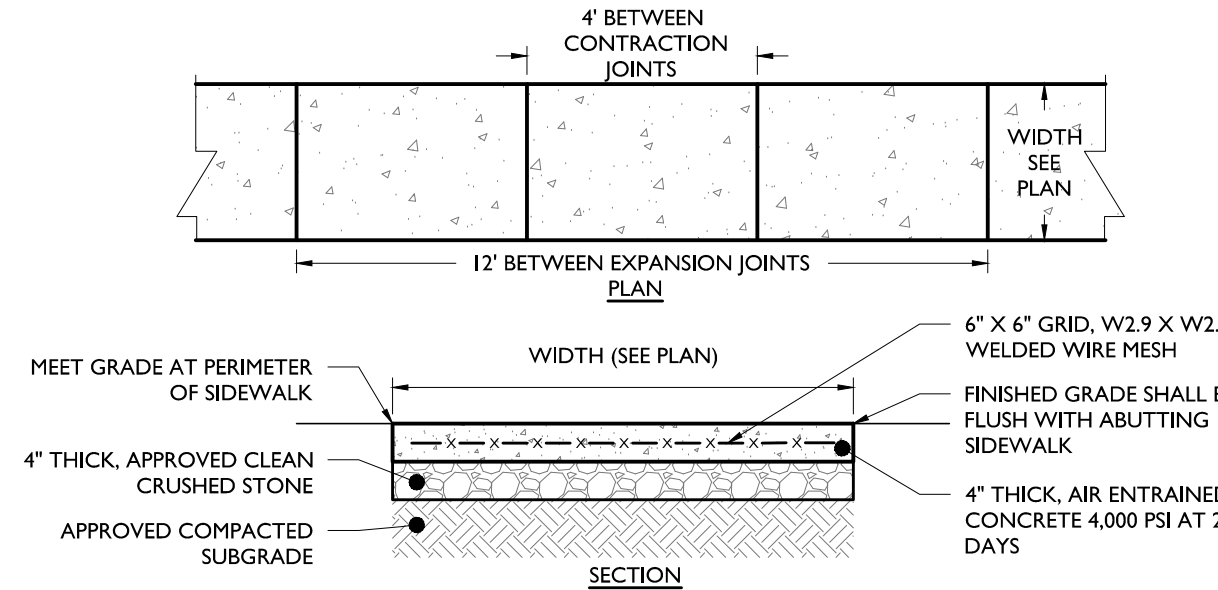
**MOUNTABLE BRICK PAVER ISLAND**

NOT TO SCALE



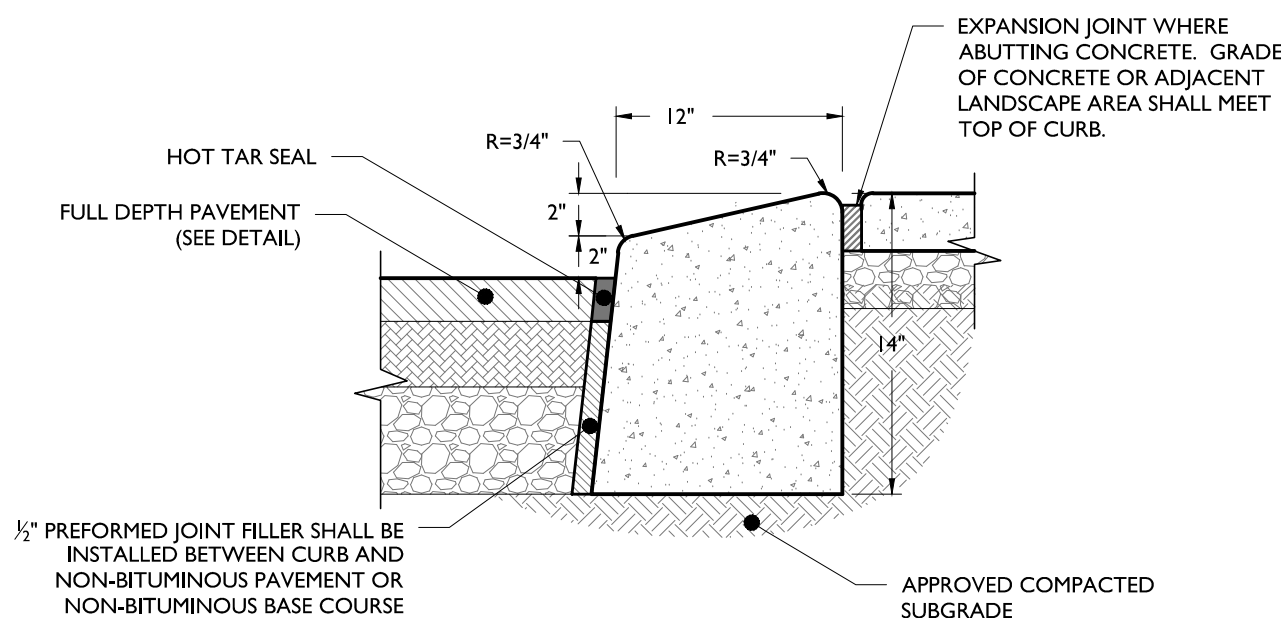
**FULL DEPTH ASPHALT PAVEMENT DETAIL**

NOT TO SCALE



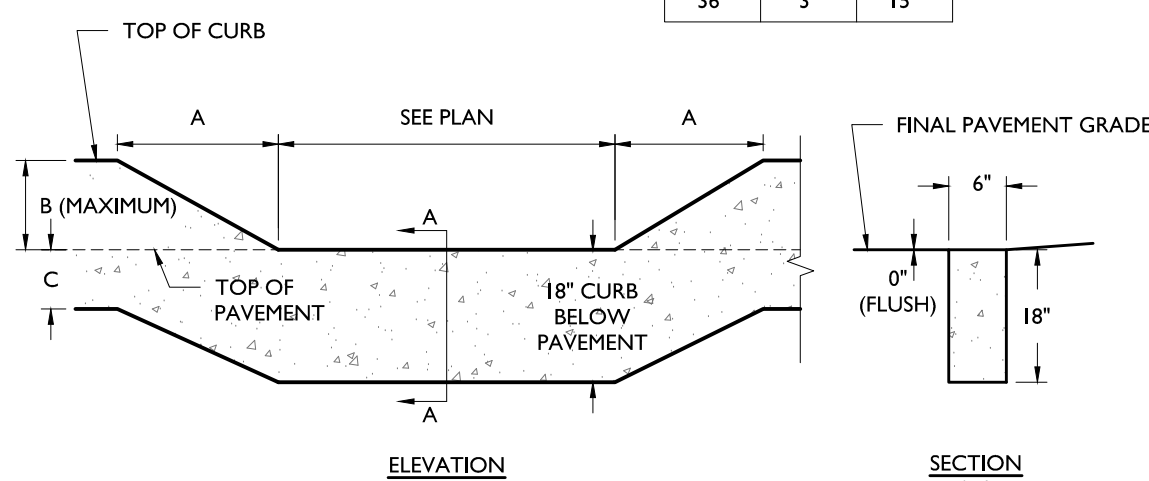
**REINFORCED CONCRETE WALKWAY DETAIL**

NOT TO SCALE



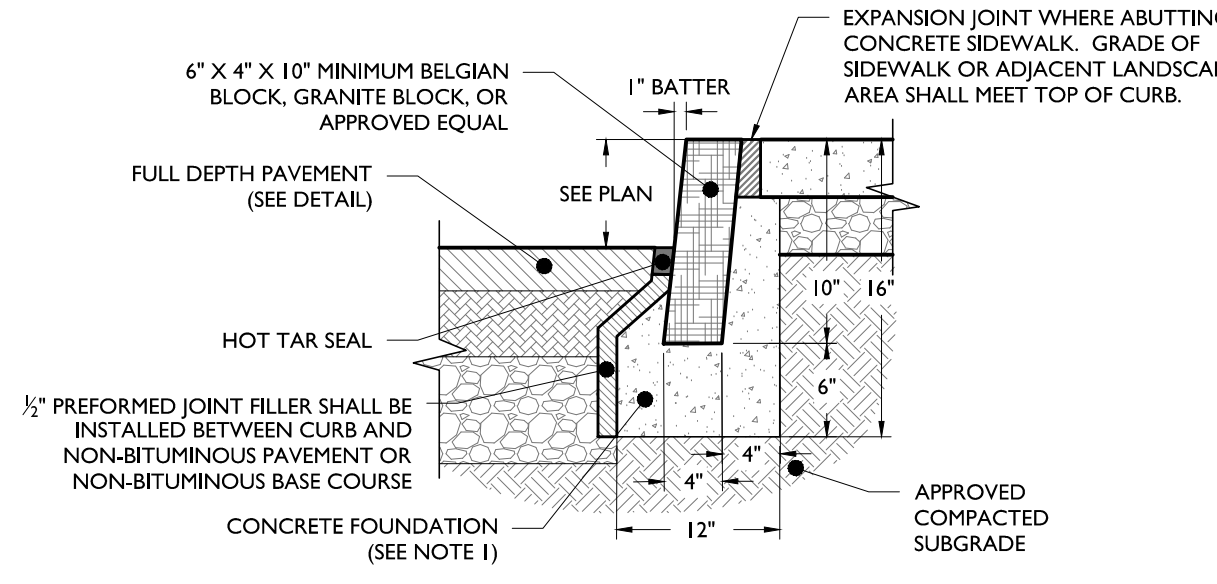
**MOUNTABLE CONCRETE CURB DETAIL**

NOT TO SCALE



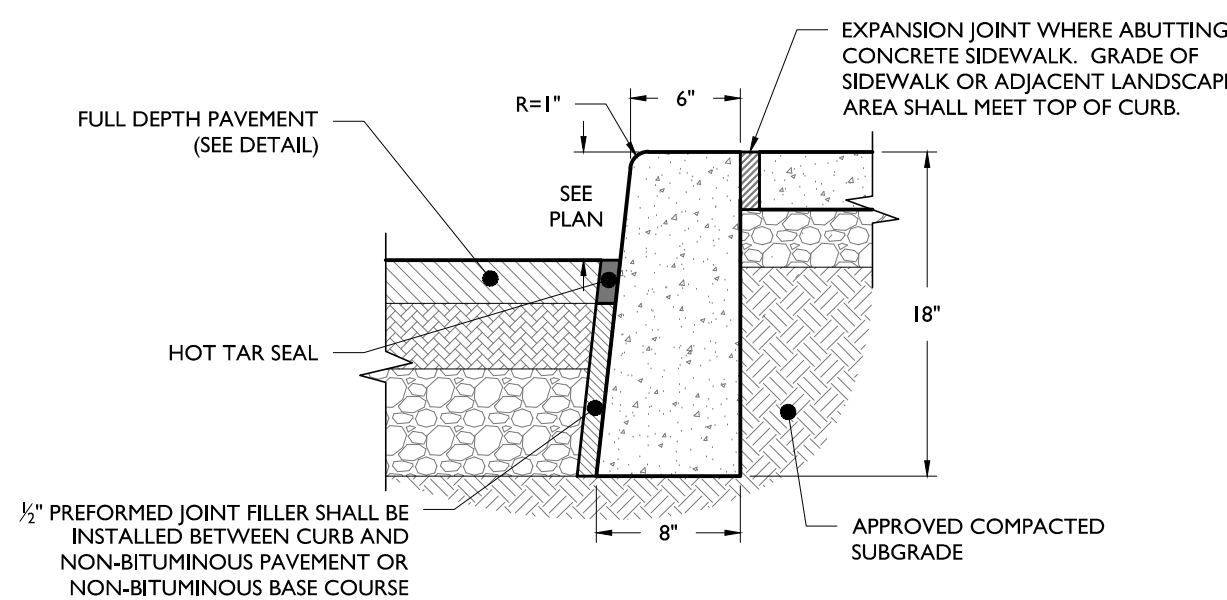
**FLUSH CURB DETAIL**

NOT TO SCALE



**BELGIAN BLOCK CURB DETAIL**

NOT TO SCALE



**CONCRETE CURB DETAIL**

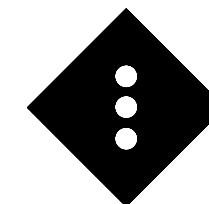
NOT TO SCALE

T:\2017\1754-BIRN REAL ESTATE GROUP - 100-200 EXECUTIVE DRIVE, WEST ORANGE, NJ\040610701\02-DRAWING

| ISSUED FOR REVIEW |       | DESCRIPTION |    |
|-------------------|-------|-------------|----|
| DATE              | BY    | DATE        | BY |
| 01/17/2017        | FT    |             |    |
| 1                 | ISSUE |             |    |

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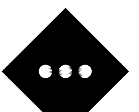
PRELIMINARY & FINAL MAJOR SITE PLAN

**GREEN ESSEX PARTNERS URBAN RENEWAL, LLC**

**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

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100 - 200 EXECUTIVE DRIVE  
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ESSEX COUNTY, NEW JERSEY

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



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SCALE: AS SHOWN PROJECT ID: T-17554

TITLE:

**CONSTRUCTION DETAILS**

DRAWING:

**C-21**



