

PRELIMINARY & FINAL SITE PLAN
FOR
515 VALLEY ROAD
TAX LOT 2 - BLOCK 25
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200 FT:



Highlighted feature(s)

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Zip Code
25	2		515 VALLEY ROAD	LEFT AND LINK	515 VALLEY ROAD	WEST ORANGE, NJ	07052

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Zip Code
9	23		532 VALLEY ROAD	STREETWISE, LLC	739 EDWARDS RD	PASSICAPANY, NJ	07054
9	25		530 VALLEY ROAD	ARTIUS, KELLY	2408 RICHMOND STREET	SUTTER PLAINS, NJ	07076
9	26		528 VALLEY ROAD	KINLOCH, ZOEY YAH ELIZABETH	528 VALLEY RD	WEST ORANGE, NJ	07052
9	27		526 VALLEY ROAD	AWOFESCH, ELIZABETH	526 VALLEY ROAD	WEST ORANGE, N.J.	07052
9	28		2 CENTRAL AVENUE	JIM REAL ESTATE, LLC	92 BRILL STREET	ORANGE, NJ	07060
9	32		6-11 CENTRAL AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
10	19		516 VALLEY ROAD	186 SHAW LLC	8471 ABBINGTON CIR #112	NAPLES, FL	34108
10	23		514 VALLEY ROAD	LOTAKULA, JOSEPH & MARIA	36 PRINCIPALS HILL ROAD	RANDOLPH, NJ	07869
24	4		508 VALLEY ROAD	ABSCUD, SOMAYA	12 SCHWEINBERG DRIVE	ROSELAND, NJ	07068
24	5		516 VALLEY ROAD	ABSCUD, SOMAYA	12 SCHWEINBERG DR	ROSELAND, NJ	07068
24	10		15 ONSBORNE PLACE	SCHILLER, ROSEANNE & DENNIS	15 ONSBORNE PLACE	WEST ORANGE, NJ	07052
24	11		11 ONSBORNE PLACE	RODRIGUEZ, CYNTHIA	11 ONSBORNE PLACE	WEST ORANGE, NJ	07052
24	12		9 ONSBORNE PLACE	SAMTA, TIMOTHY & KIRSTEN HILL	9 ONSBORNE PLACE	WEST ORANGE, NJ	07052
24	13		7 ONSBORNE PLACE	WILLIAMS, CHARLES	7 ONSBORNE PLACE	WEST ORANGE, NJ	07052
24	43		10 PILELOT PLACE	WHITTLE, MARCIA G	10 PILELOT PLACE	WEST ORANGE, NJ	07052

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Developed by Civil Solutions, using myPVI

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Zip Code
24	44		8 PILELOT PLACE	KOSTIBOS, DEBORAH	8 PILELOT PLACE	WEST ORANGE, NJ	07052
24	45		6 PILELOT PLACE	BAILEY, JUDITH J & JAMES	6 PILELOT PL	WEST ORANGE, NJ	07052
24	49		4 PILELOT PLACE	STEINJOHN - SANDRA	4 PILELOT PL	WEST ORANGE, NJ	07052
24	50		2 PILELOT PLACE	GLAZIER, OWEN	2 PILELOT PL	WEST ORANGE, NJ	07052
25	1		511 VALLEY ROAD	SERRANO, MARIA	511 VALLEY RD	WEST ORANGE, NJ	07052
25	4		519 VALLEY ROAD	BOYER, JEAN ADRIEN & GINETTE	519 VALLEY ROAD	WEST ORANGE, NJ	07052
25	5		521 VALLEY ROAD	WILLIAMS, RENEE	521 VALLEY ROAD	WEST ORANGE, NJ	07052
25	6		523 VALLEY ROAD	RODRIGUEZ, TIMOTHY C & ARYANNA E	523 VALLEY ROAD	WEST ORANGE, NJ	07052
25	7		17 NUTMAN PLACE	RYAN, JOHN W	17 NUTMAN PLACE	WEST ORANGE, NJ	07052
25	8		19 NUTMAN PLACE	OYENMEYE, K. T. & AONDELE, O.	19 NUTMAN PLACE	WEST ORANGE, NJ	07052
25	9		21 NUTMAN PLACE	SANIT LOUIS, REYNOLD	21 NUTMAN PL	WEST ORANGE, NJ	07052
25	10		23 NUTMAN PLACE	SULAMAN, BEE & RAMRATTAN, CHS	23 NUTMAN PLACE	WEST ORANGE, NJ	07052
25	11		25 NUTMAN PLACE	HERCULES PINEDA, FROILAN	25 NUTMAN PLACE	WEST ORANGE, NJ	07052
25	36		16 ONSBORNE PLACE	KLEET, AUBREY C.	16 ONSBORNE PL	WEST ORANGE, NJ	07052
25	37		14 ONSBORNE PLACE	MICHAEL, BLAKE & CORTES, JESUS ORDIAZ	14 ONSBORNE PL	WEST ORANGE, NJ	07052
25	38		12 ONSBORNE PLACE	DOLORENO, VIVIAN D.	12 ONSBORNE PLACE	WEST ORANGE, NJ	07052
25	40		8 ONSBORNE PLACE	VICKWILLIE - BRENDA	8 ONSBORNE PLACE	WEST ORANGE, NJ	07052
26	1		527 VALLEY ROAD	SHIVDAL, JOHN A.	527 VALLEY ROAD	WEST ORANGE, NJ	07052
26	2		529 VALLEY ROAD	SUDAMA, NADINE RESHMA & JACHAND	529 VALLEY ROAD	WEST ORANGE, NJ	07052
26	38.01		18 NUTMAN PLACE	LARAME, VYVES & FLORE	18 NUTMAN PL	WEST ORANGE, NJ	07052

DRAWING INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SURVEY & EXISTING CONDITIONS
3	SITE LAYOUT & DIMENSIONAL CONTROL PLAN
4	GRADING, DRAINAGE, & UTILITY PLAN
5	SOIL EROSION & SEDIMENT CONTROL PLAN
6	LIGHTING & LANDSCAPING PLAN
7	LIGHTING & LANDSCAPING DETAILS



TOWNSHIP OF WEST ORANGE TAX MAP NOS. 22 & 23

SITE LOCATION MAP

SCALE: 1" = 100'

GENERAL NOTES:

1. THE PROPERTY IS KNOWN AND DESIGNATED AS TAX LOT 2 WITHIN BLOCK 25, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 22 AND CONTAINING APPROXIMATELY 0.178 ACRES (7,737.80 SF). THE SUBJECT PROPERTY IS SITUATED WITHIN THE B-1, RETAIL BUSINESS DISTRICT.
2. THE PROPOSED APPLICATION IS AN EXPANSION TO AN EXISTING DENTISTRY BUSINESS. REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS AND ELEVATIONS OF THE INTERIOR BUILDING ADDITIONS/MODIFICATIONS.
3. THE PLANS HAVE BEEN PREPARED FOR PURPOSES OF PROVIDING SITE IMPROVEMENTS AS IT RELATES TO OVERALL VEHICULAR ACCESS, PEDESTRIAN ACCESS, ADA ACCESSIBILITY, LIGHTING, LANDSCAPING, ETC.
4. THERE ARE NO PROPOSED BUILDING SERVICES PROPOSED WITH THIS APPLICATION. THE EXISTING BUILDING UTILITY SERVICES WILL BE RE-USED FROM THE EXISTING BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING BUILDING SERVICE LATERALS. ANY UPGRADES OR REPLACEMENT OF SERVICES WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDERS AS NECESSARY.
5. THE APPLICANT/CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL ROAD OPENING PERMITS, BUILDING PERMITS, TREE REMOVAL PERMITS, UTILITY PERMITS, ETC. AS DEEMED NECESSARY BY THE JURISDICTIONAL AGENCIES THAT MAY INCLUDE BUT NOT LIMITED TO THE TOWNSHIP OF WEST ORANGE, THE COUNTY OF ESSEX, THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT, AND ANY/ALL UTILITY PROVIDERS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.

OWNER/APPLICANT:

VALLEY ARTS DENTAL, LLC
515 VALLEY ROAD
WEST ORANGE, NEW JERSEY 07052

PLANNING BOARD APPROVAL

APPROVED AT A MEETING OF THE WEST ORANGE PLANNING BOARD HELD ON _____.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

ZONING COMPLIANCE:

ZONE DATA

ZONE: B-1 (RETAIL BUSINESS DISTRICT)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NO MINIMUM	7,737.8 SF	NO CHANGE
MIN. LOT WIDTH	NO MINIMUM	60.02 FT	NO CHANGE
MIN. FRONT YARD	NO MINIMUM	12.0 FT	0 FT
MIN. REAR YARD	30 FT	86.3 FT	70.6 FT
MIN. SIDE YARD	6 FT	9.6 FT	6.0 FT
MAX. HEIGHT	35 FT / 2.5 STORY	1 STORY / < 35 FT	1 STORY / < 35 FT
MAX. BLDG. COVERAGE	60 % (4,642.68 SF)	10.0 % (773.0 SF)	22.9 % (1,772.0 SF)
MAX. LOT COVERAGE	75 % (5,803.35 SF)	58.0 % (4,484.7 SF)	87.5 % (6,772.1 SF)(PV)
(EV)	EXISTING VARIANCE		
(PV)	PROPOSED VARIANCE		

PARKING REQUIREMENT:

- 1 SPACE FOR PROFESSIONAL OFFICE SPACE (1) = 1 SPACE
- 1 SPACE PER EMPLOYEE (4 EMPLOYEES) = 4 SPACES
- 2 SPACES PER DENTAL CHAIR (5 CHAIRS) = 10 SPACES

15 TOTAL PARKING SPACES

PARKING EXISTING:

= 7 TOTAL PARKING SPACES (EV)

PARKING PROVIDED:

- 7 STANDARD PARKING SPACES
- 1 VAN HANDICAP ACCESSIBLE SPACE
- 2 EMPLOYEE PARKING SPACES

= 10 TOTAL PARKING SPACES (PV)

DRIVEWAY WIDTH:

- REQUIRED: 24-FT (2-WAY TRAFFIC)
- EXISTING: 11-FT (2-WAY TRAFFIC) (EV)
- PROPOSED: 16-FT (2-WAY TRAFFIC) (PV)

LOT COVERAGE BREAKDOWN TABLE

	EXISTING	PROPOSED
BUILDING	773.0 SF	1,772.0 SF
DRIVEWAY/ PARKING LOT	3,617.4 SF	4,530.8 SF
SIDEWALKS	67.0 SF	400.0 SF
A/C UNITS	9.1 SF	12.0 SF
WALL	18.2 SF	57.3 SF
TOTAL IMPERVIOUS COVERAGE	4,484.7 SF	6,772.1 SF (+ 2,287.4 SF)

MARUCCI ENGINEERING
ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

PRELIMINARY & FINAL SITE PLAN
COVER SHEET
515 VALLEY ROAD
TAX MAP BLOCK 25 - LOT 2

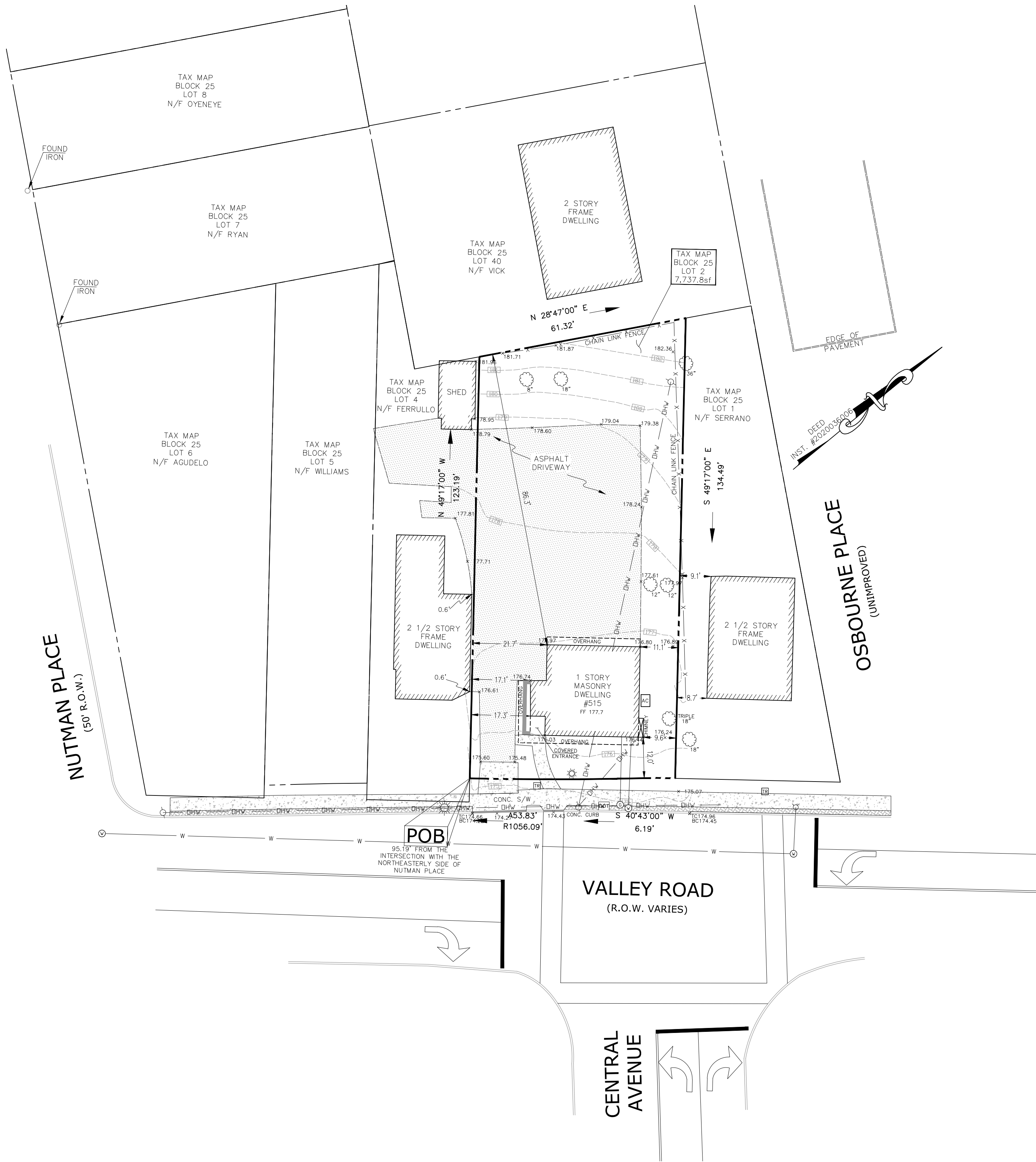
TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

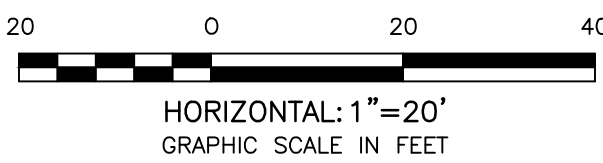
NEW JERSEY

Anthony Marucci
ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO 21-02	DATE 04/13/2021
DRAWN BY RM	DESIGNED BY NM
SCALE N.T.S.	CHECKED BY AM
SHEET NO. 1	of 7



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REVISION NO.	DATE	REVISION

MARUCCI ENGINEERING
ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

SURVEY & EXISTING CONDITIONS

FOR

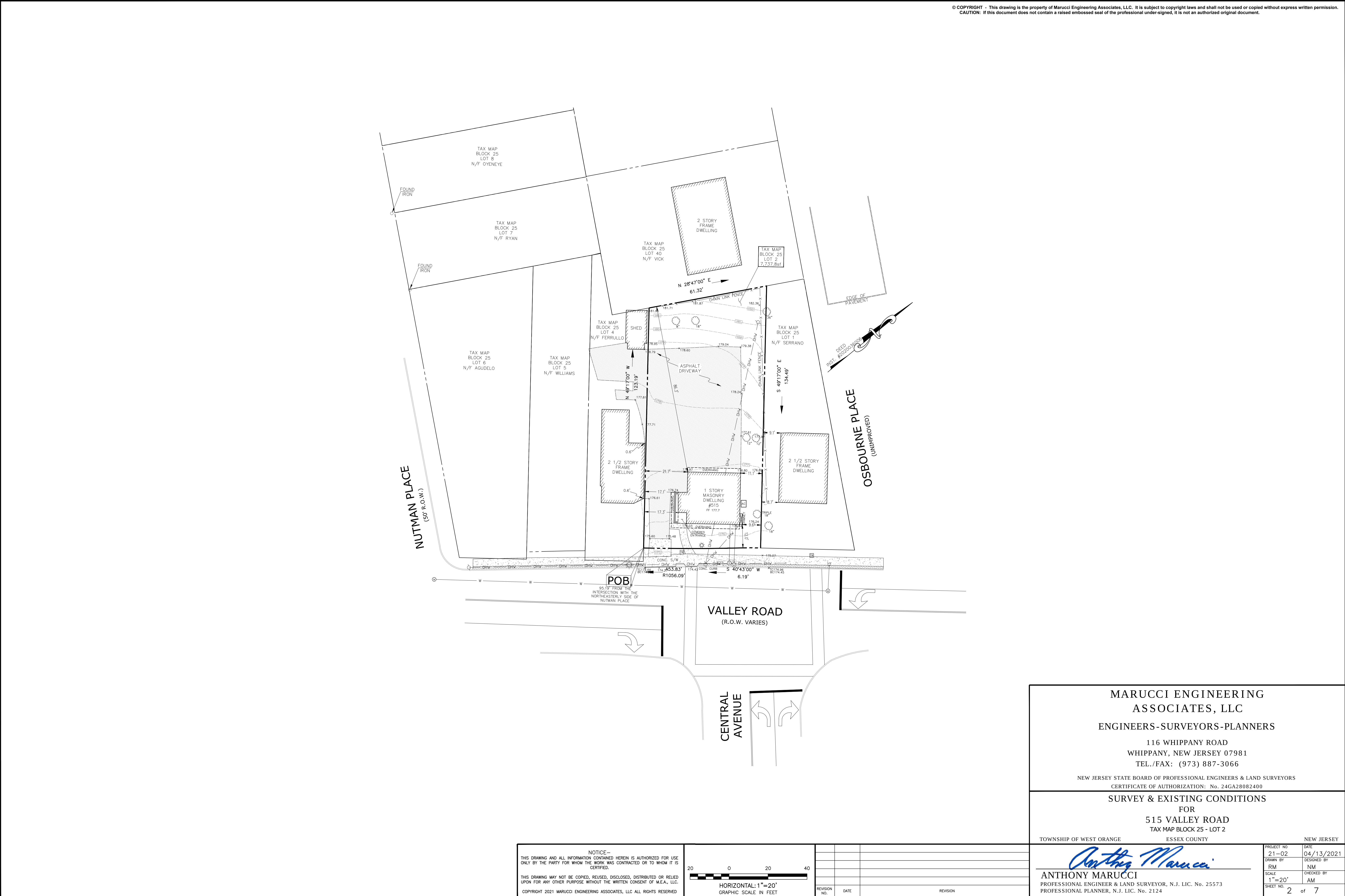
515 VALLEY ROAD

TAX MAP BLOCK 25 - LOT 2

TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO. 21-02	DATE 04/13/2021
DRAWN BY RM	DESIGNED BY NM
SCALE 1"=20'	CHECKED BY AM
SHEET NO. 2	of 7

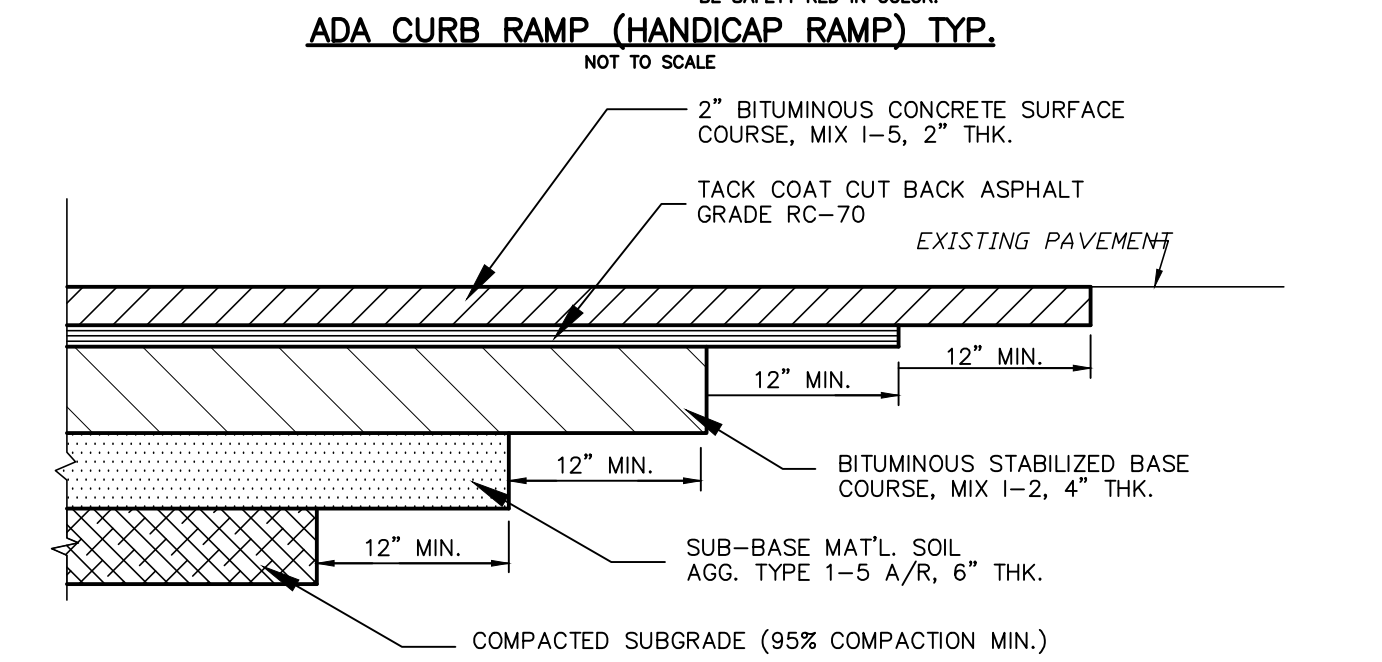
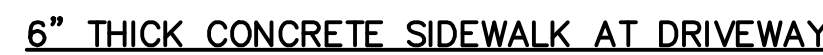
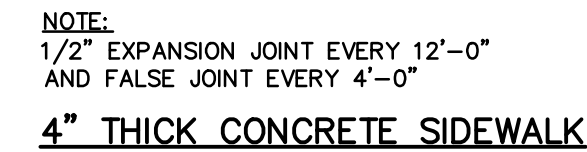


- THE OWNER/CONTRACTOR SHOULD MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL TIMES AND MAINTAIN EXISTING DRAINAGE PATTERNS AND ENSURE ADEQUATE DRAINAGE IS MAINTAINED AWAY FROM NEIGHBORING PROPERTIES AT ALL TIMES. THE IMPROVEMENTS PROPOSED WILL NOT IMPACT THE DRAINAGE CONDITIONS, AS THE PROPOSED CONDITIONS DOES NOT INCREASE THE IMPERVIOUS SURFACES. .
2. THE CONTRACTOR SHALL CONFIRM ALL EXISTING BUILDING SERVICE UTILITY LATERALS SERVICES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING, ALL EXISTING UTILITIES AND NOTIFYING THE NEW JERSEY ONE CALL, CALL BEFORE YOU DIG, AS WELL AS ANY SUBSURFACE IRRIGATION SYSTEMS.
3. ALL AREAS BEING GRADED OR DISTURBED SHALL BE RESTORED BACK TO THE ORIGINAL GRADE. THERE SHALL BE NO EXCESS SOILS SPREAD ON THE PROPERTY. ANY DISTURBED/GRADED AREAS SHALL BE TOP-SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
4. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO DISPOSE OF ANY SOILS MATERIALS APPROPRIATELY. FOR ANY REASON THAT THE PREMISE CONTAINS ENVIRONMENTALLY IMPACTED SOILS OR HAZARDOUS MATERIALS RELATED TO THE ORIGINAL LANDS, THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING WITH A NJ LSRP, LICENSED SITE REMEDIATION PROFESSIONAL. THE UNDERSIGNED HAS NO KNOWLEDGE OF ANY SOIL ISSUES AND HAS NOT CONDUCTED ANY SOIL TESTS OR RESEARCHED ANY ASSOCIATED COVENANT DEED RESTRICTIONS.
5. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE STANDARDS OR THE APPLICABLE REGULATORY AGENCY.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARKOUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE 1-800-ONE-CALL PRIOR TO ANY EXCAVATION.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.
8. THE SUBJECT PROPERTY IN ITS ENTIRETY IS NOT LOCATED WITHIN A FLOOD ZONE.
9. THERE DOES NOT APPEAR TO BE WETLANDS ON THE SUBJECT PROPERTY.
10. NO TREES SHALL BE REMOVED AS PART OF THIS SITE IMPROVEMENT PLAN UNLESS REPLACEMENT TREES ARE PLACED IN ACCORDANCE WITH THE TOWNSHIP'S TREE REMOVAL ORDINANCES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO OBTAIN ANY NECESSARY TREE REMOVAL PERMITS THAT MAY BE REQUIRED.



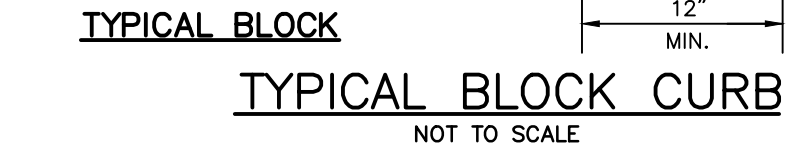
1. ALL STALLS SHALL BE A MINIMUM OF 8'-0"x18'-0".
2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ADJACENT TO ACCESS AISLES WITH A MIN. WIDTH OF 8'-0".
3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.

NOT TO SCALE



- NOTES:
1. ALL JOINTS SHALL BE NEATLY CUT WITH MOTORIZED SAW.
 2. JOINTS SHALL BE OFFSET A MINIMUM OF 12" TO PREVENT REFLECTIVE CRACKS.
 3. SUB-GRADE SHALL HAVE A MINIMUM OF 95% COMPACTION.

NOT TO SCALE



TOWNSHIP OF WEST ORANGE		ESSEX COUNTY		NEW JERSEY	
 ANTHONY MARUCCI PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573 PROFESSIONAL PLANNER, N.J. LIC. No. 2124				PROJECT NO	DATE
				21-02	04/13/2021
				DRAWN BY	DESIGNED BY
				RM	NM
				SCALE	CHECKED BY
				1"=10'	AM
SHEET NO.				3	of 7

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GRADING PLAN NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE STANDARDS OR THE APPLICABLE REGULATORY AGENCY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARKOUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE 1-800-ONE-CALL PRIOR TO ANY EXCAVATION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION AND DEPTH OF THE EXISTING UTILITY TO WHICH THE CONNECTION IS BEING MADE BEFORE LAYING PIPE, CONDUIT, AND ORDERING PRECAST STRUCTURES, ETC. AS NECESSARY. ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGN ENGINEER. IN CASES WHERE THE CONSTRUCTION OF ITEMS MEET EXISTING STRUCTURES, SUCH AS CURB, PAVEMENT, SIDEWALK, UTILITIES, ETC. THE CONTRACTOR OR SURVEYOR STAKING SUCH ITEMS SHALL VERIFY THE ELEVATION & LOCATION OF THE EXISTING FEATURE PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- A ROAD OPENING PERMIT FROM THE TOWNSHIP MUST BE OBTAINED PRIOR TO ANY WORK BEING PERFORMED IN THE TOWNSHIP'S RIGHT-OF-WAY.
- THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF FEMA'S 100-YEAR FLOOD ZONE (1% ANNUAL CHANCE), AS DETERMINED BY REVIEW OF TOWNSHIP OF WEST ORANGE FLOOD INSURANCE RATE MAP (FIRM) PANEL 113 OF 200 LAST REVISED JUNE 4, 2007.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY PER NJ GEOWEB.
- THERE ARE 4 TREES PROPOSED TO BE REMOVED AS PART OF THIS LOT GRADING PLAN.
- THE CONTRACTOR SHALL INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- SURVEY AND TOPOGRAPHIC INFORMATION BASED ON A 'SURVEY & EXISTING CONDITIONS' PLAN PREPARED BY MARUCCI ENGINEERING ASSOCIATES, LLC, DATED DECEMBER 5, 2020. CONTOURS AND SPOT ELEVATIONS BASED ON AN ASSUMED VERTICAL DATUM.
- EXCAVATED SOIL NOT USED FOR RE-GRADING AS SHOWN ON THE PLANS SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
- ALL AREAS WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP-SOILED (4-INCH MINIMUM) AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
- THERE WILL BE NO DEVIATION FROM THE PROPOSED GRADING PLAN WITHOUT APPROVAL, IN WRITING, FROM THE TOWNSHIP ENGINEER.
- AT THE DISCRETION OF THE TOWNSHIP ENGINEER, THE APPLICANT MAY BE REQUIRED TO FIELD STAKE A PROPERTY LIMIT IN THE INTEREST OF LIMITING THE DISTURBANCE TO THE SUBJECT PROPERTY.
- MARUCCI ENGINEERING ASSOCIATES, LLC CERTIFIES THAT THE GRADING CAN TIE INTO THE EXISTING TOPOGRAPHIC CONTOURS AND ADJOINING LOTS WITHOUT ADVERSE GRADING IMPACT OR DRAINAGE IMPACTS AND THAT ALL DISTURBANCE AND GRADING CAN BE LIMITED TO WITHIN THE PROPERTY IN QUESTION.
- THE APPLICANT SHALL, UPON NOTIFICATION FROM THE TOWNSHIP ENGINEER, FIELD STAKE WETLANDS AND/OR BUFFER AREA LIMITS PRIOR TO ANY LAND DISTURBANCE OR CLEARING.
- CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- A FINAL AS-BUILT SURVEY DEPICTING THE AS-BUILT CONDITIONS OF THE IMPROVEMENTS PROPOSED AS PART OF THIS APPLICATION SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS. UPON COMPLETING ALL WORK AND SUBMITTING AN AS-BUILT SURVEY, OUR OFFICE WILL PERFORM A FINAL SITE INSPECTION TO ENSURE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED APPLICATION AND SUBMITTED AS-BUILT SURVEY.
- THE PROPERTY OWNER IS AWARE OF THEIR RESPONSIBILITY TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE TOWNSHIP RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, SIDEWALK, CURB AND ASPHALT CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE IMPROVEMENTS ON THE SUBJECT LOT.
- THE PROPERTY OWNER IS AWARE THAT IF STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THEIR PROPERTY AND/OR NEIGHBORING PROPERTIES AS A RESULT OF THE PROPOSED IMPROVEMENTS IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REMEDY THE DRAINAGE ISSUE.
- THE SITE IS SUBJECT TO ANY AND ALL OTHER AGENCIES HAVING JURISDICTION.

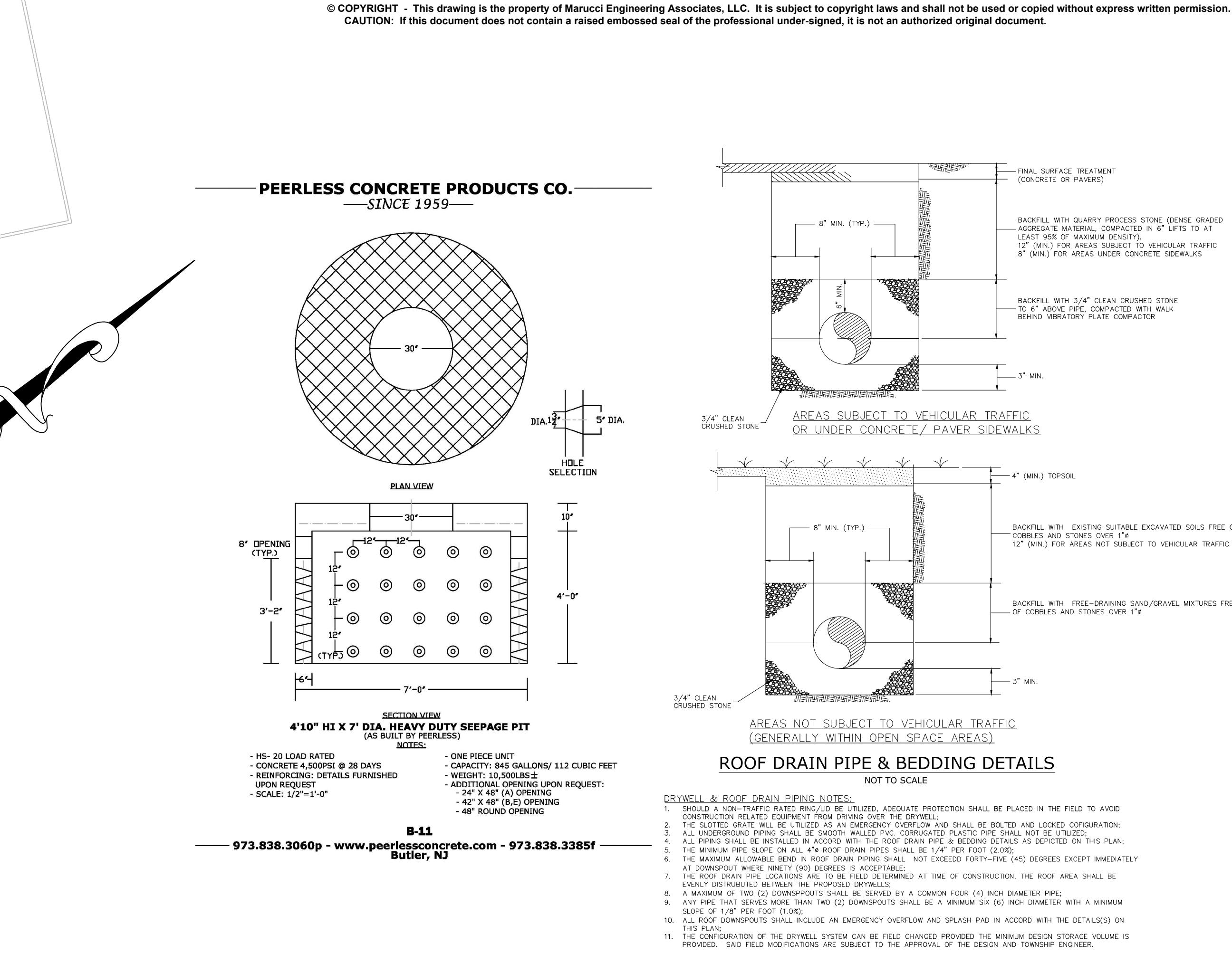
DRAINAGE PLAN NOTE:

THE PROPOSED DRY WELLS ARE SUBJECT TO TEST PITS AND SOIL SAMPLING AS NEEDED. THE CONTRACTOR AND OWNER ARE REQUIRED TO CONSULT WITH AN ENGINEER AND SOILS LABORATORY TO OBTAIN SOIL LOG AND PERMEABILITY DATA FOR THE DRY WELL SYSTEM PRIOR TO INSTALLATION. THE CONTRACTOR AND OWNER SHALL CONTACT MARUCCI ENGINEERING ASSOCIATES, LLC AND/OR THE TOWNSHIP'S ENGINEERING DEPARTMENT WITH THE SOILS RESULTS TO CONFIRM THE DRAINAGE DESIGN AS SHOWN HEREIN. ADJUSTMENTS TO THE DRY WELL DESIGN OR ALTERNATIVE CONNECTIONS TO AVAILABLE TOWNSHIP STORMWATER SYSTEMS MAY BE REQUIRED AS A RESULT OF THE SOIL CONDITIONS. SOIL TEST PIT RESULTS SIGNED & SEALED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE REQUIRED AND SUBMITTED TO THE TOWNSHIP ENGINEER PRIOR TO COMMENCING CONSTRUCTION OF THE DRY WELL. THE SOIL TESTS SHALL DETERMINE THE DEPTH TO GROUNDWATER AND INCLUDE A CALCULATION TO ILLUSTRATE THE PROPOSED DRY WELL WILL DRAIN WITHIN 72 HOURS. IT IS THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR TO CONTACT THE UNDERSIGNED IMMEDIATELY FOR ANY CONCERNS RELATED TO SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION.

VALLEY ROAD
(R.O.W. VARIES)

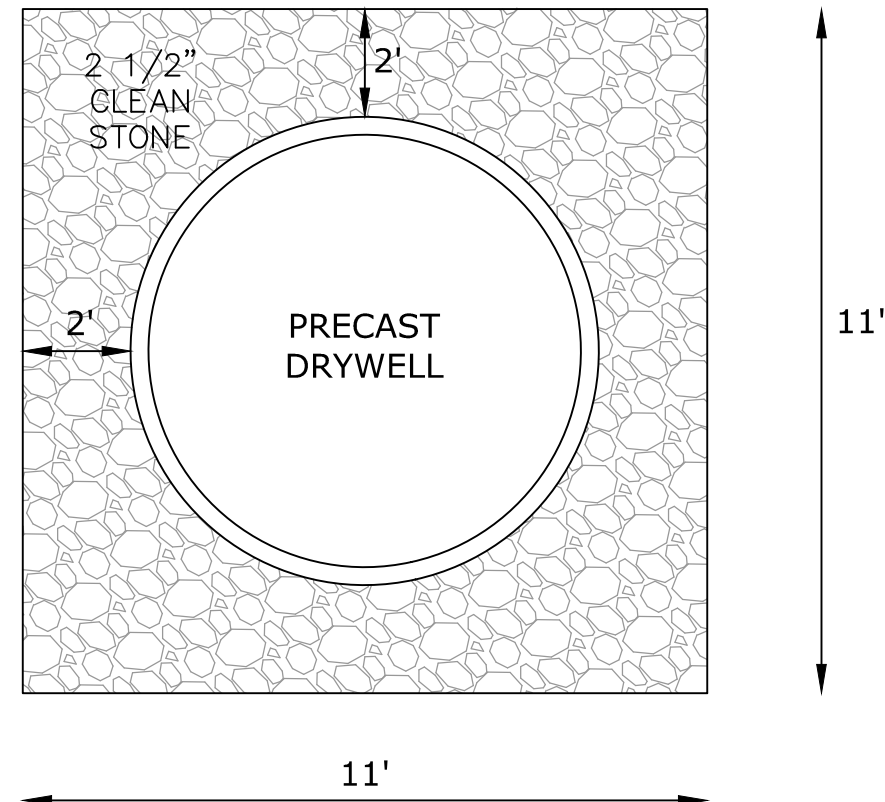
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10 0 10 20
HORIZONTAL: 1"=10'
GRAPHIC SCALE IN FEET



DRY WELL FOR ROOF LEADERS:

BOTTOM OF DRY WELL TO BE A
MINIMUM OF 24" INTO PERMEABLE SOIL



REQUIRED STORMWATER STORAGE VOLUME:
INCREASE IN IMPERVIOUS COVERAGE = 2,287.4sf

INFILTRATE 2.5" OVER INCREASE IN IMPERVIOUS COVERAGE
= 2,287.4sf x 2.5"/12 = 476.5cf (477cf)

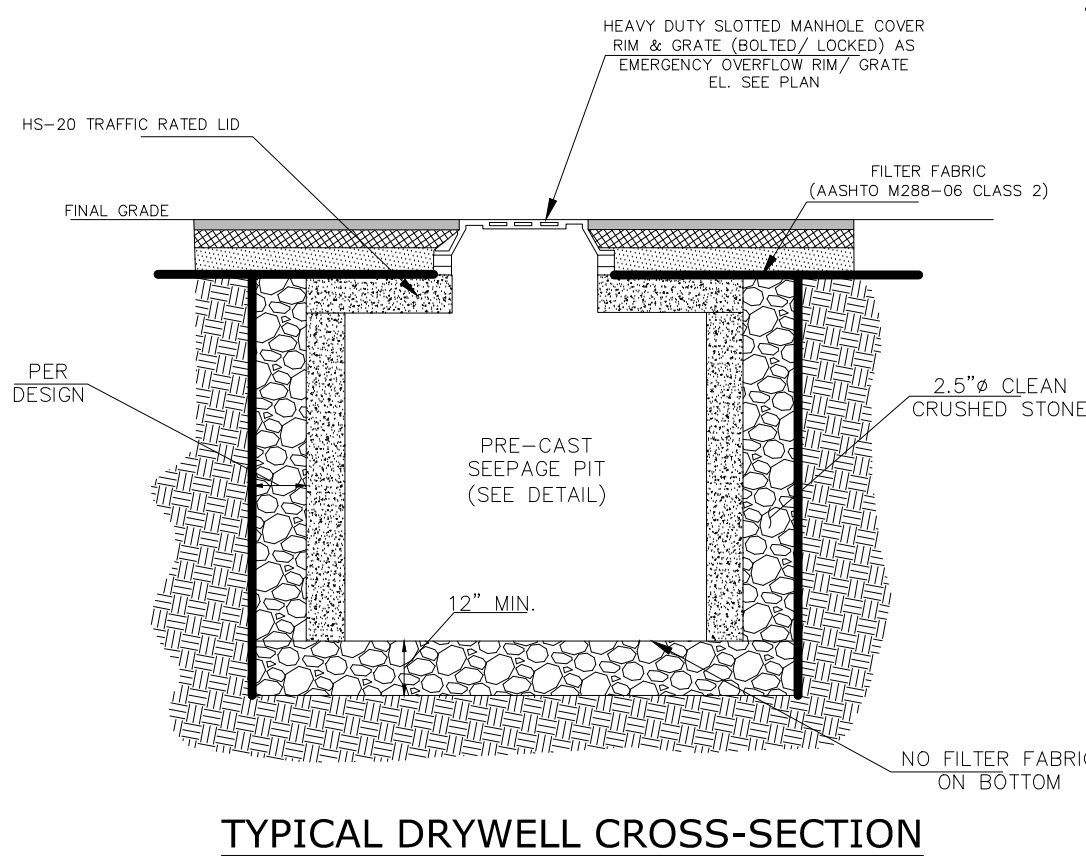
PROPOSED DRYWELL STORAGE VOLUME
VOLUME OF TANK = 112cf (AS MANUFACTURED BY PEERLESS
CONCRETE PRODUCTS OR APPROVED EQUAL)

STORAGE VOLUME IN STONE:
VOLUME (TANK) = (3.14) x (3.5ft) x (4ft) = 153.9cf
[(11.0ft x 11.0ft x 4.0ft) - 153.9ft] = 330cf x 0.4 = 132cf

TOTAL PROPOSED STORAGE VOLUME:
USE 2 DRY WELLS
(112cf + 132cf) x 2 = 488cf
488cf > 477cf

NOTE:
1. SEE 'DRY WELL' DETAIL FOR SYSTEM SIZING AND DRYWELL SPECIFICS
2. ROOF LEADER OVERFLOW RELIEF TO BE PROVIDED AT ALL DOWNSPOUTS
3. ALL ROOF LEADER DOWNSPOUTS FOR THE PROPOSED BUILDING TO CONNECT TO DRYWELLS SUB-GRADE. SEE PLAN FOR DRYWELL LOCATIONS, ETC.
4. THE ROOF LEADER DOWNSPOUTS MAY VARY IN LOCATION ALONG THE PROPOSED BUILDING AND CAN BE FIELD COORDINATED DURING CONSTRUCTION.

TYPICAL ROOF LEADER / DRYWELL OVERFLOW
NOT TO SCALE



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NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

GRADING, DRAINAGE & UTILITY PLAN
FOR
515 VALLEY ROAD
TAX MAP BLOCK 25 - LOT 2

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

NEW JERSEY

PROJECT NO. 21-02
DATE 04/13/2021
DRAWN BY RM
DESIGNED BY NM
SCALE 1"=10'
CHECKED BY AM
SHEET NO. 4 of 7
ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. NO. 25573
PROFESSIONAL PLANNER, N.J. LIC. NO. 2124

HUDSON-ESSEX-PASSAIC (H.E.P.) SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

SOIL EROSION AND SEDIMENT CONTROL NOTES
(To be included on the signed erosion control plan sheet)

- All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent revegetation is established.
- Seeding Dates:** The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPCSD: Spring - 3/1-5/15 and Fall - 8/15-10/1.
- Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
- All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax: (862) 333-4507 OR email - INFORMATION@HEPCSD.ORG
- The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency.** Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the stabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
- Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
- All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is required, as per the Standards for Topsoiling and Land Grading, effective December 2017.
- All plan revisions must be submitted to the District for proper review and approval.
- A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2" - 1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
- Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
- The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

<http://hepscdnj.org>
HEPCSD25ISESCNOTES_7THEDREV2017.DOC

DUST CONTROL NOTES

The following methods should be considered for controlling dust:

Mulches - See Standard for Stabilization with Mulches Only (pg. 5-1)

Vegetative Cover - See Standard for Temporary Vegetative Cover (pg. 7-1), Permanent Vegetative Cover for Soil Stabilization (pg. 4-1), and Permanent Stabilization with Sod (pg. 6-1)

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on			Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended solids. See Sediment Basin standard (pg. 26-1)
Polyacrylamide (PAM) - dry spray			
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1200

Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling - Site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

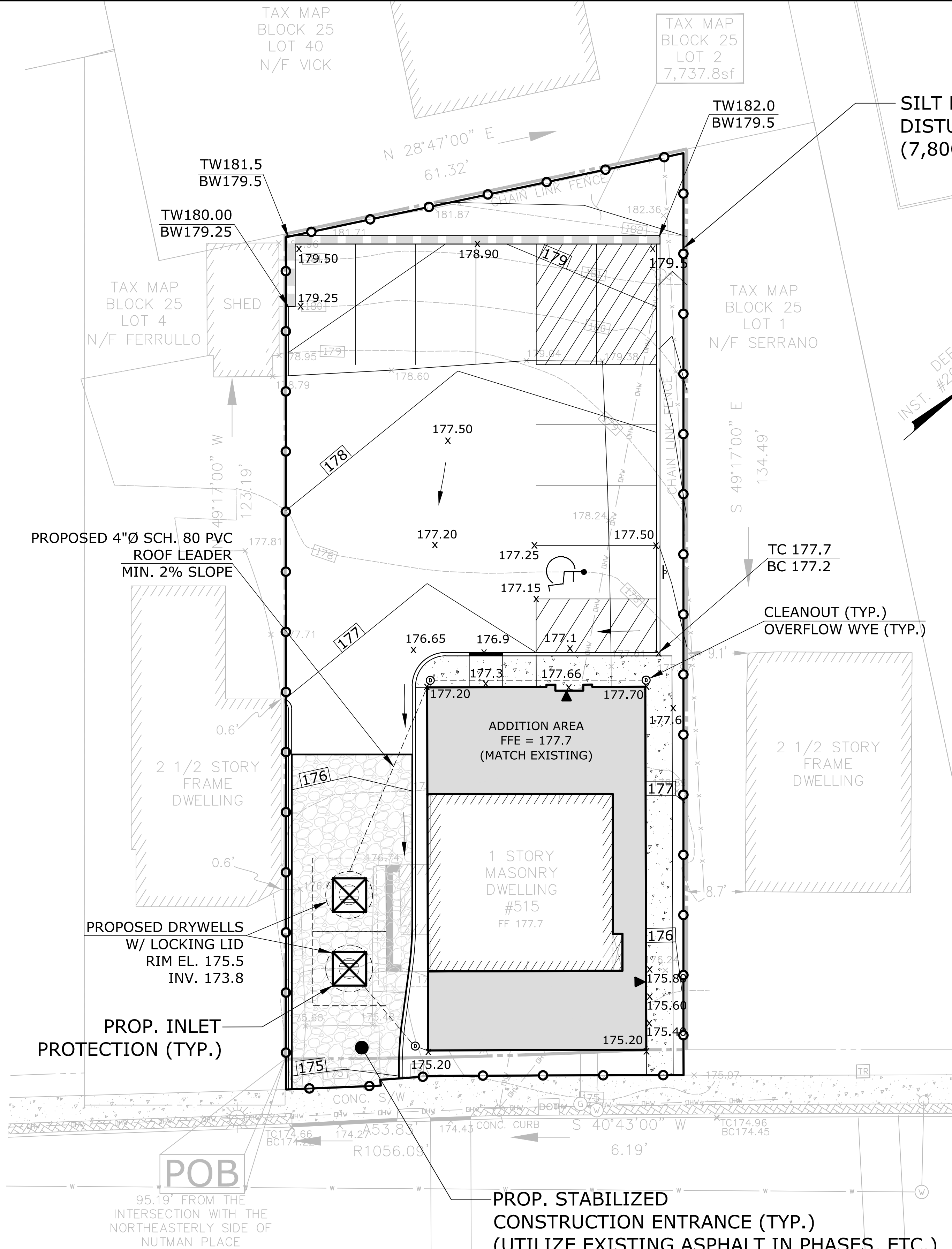
Calcium Chloride - Shall be in the form of loose, dry granulates or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

Stone - Cover surface with crushed stone or coarse gravel.

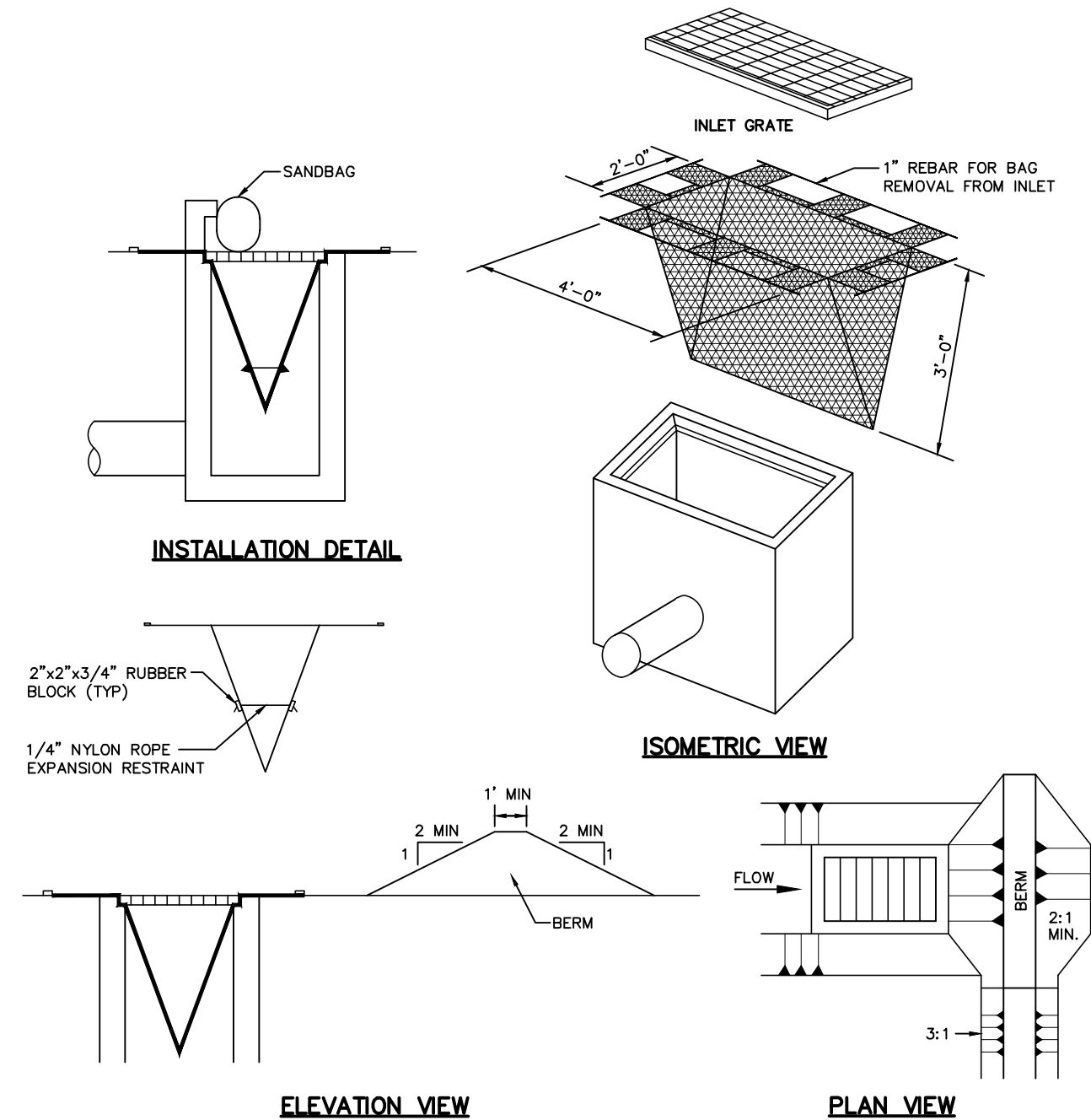
SEQUENCE OF CONSTRUCTION

	TIME FRAME (DAYS)
1. INSTALL SOIL EROSION SILT FENCE, INLET PROTECTION, TREE PROTECTION, & STABILIZED CONSTRUCTION ENTRANCE AS PART OF THE S.E.S.C. MEASURES THROUGHOUT THE SITE AS SHOWN ON THE PLAN.	5
2. REMOVE LANDSCAPING/OVERGROWTH THROUGHOUT THE SITE FOR EXCAVATION PREP.	5
3. UTILIZE EXISTING BITUMINOUS DRIVEWAY AS CONSTRUCTION ENTRANCE. ROUGH-GRADE SITE & EXCAVATE FOR NEW FOUNDATION & FOOTINGS. (EXCESS SOIL TO BE REMOVED FROM SITE AS NECESSARY)	15
4. CONSTRUCT FOOTINGS, FOUNDATIONS, & BACKFILL. RETAINING WALL CONSTRUCTION AND ROUGH GRADE SITE & DRIVEWAY/PARKING AREAS.	60
5. FRAME & CONSTRUCT BUILDING ADDITIONS.	150
6. INSTALL STORMWATER MANAGEMENT ROOF COLLECTION SYSTEM (AS NECESSARY).	15
7. BEGIN FINAL GRADING AROUND SITE. CONSTRUCT SIDEWALKS & ASPHALT DRIVEWAYS	30
8. PLANT LANDSCAPING AND GRASS SEED/SOD FOR FINAL STABILIZATION.	5
9. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.	5

NOTE: THE TIME-FRAMES FOR THE ABOVE LISTED SEQUENCE OF CONSTRUCTION COULD OVERLAP WITH OTHER ITEMS LISTED AND OCCUR SIMULTANEOUSLY AS PART OF THE OVERALL PROJECT SCHEDULE.



SILT FENCE/LIMIT OF DISTURBANCE (TYP.)
(7,800 SF/0.179 ACRES)



ELEVATION VIEW

PLAN VIEW

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

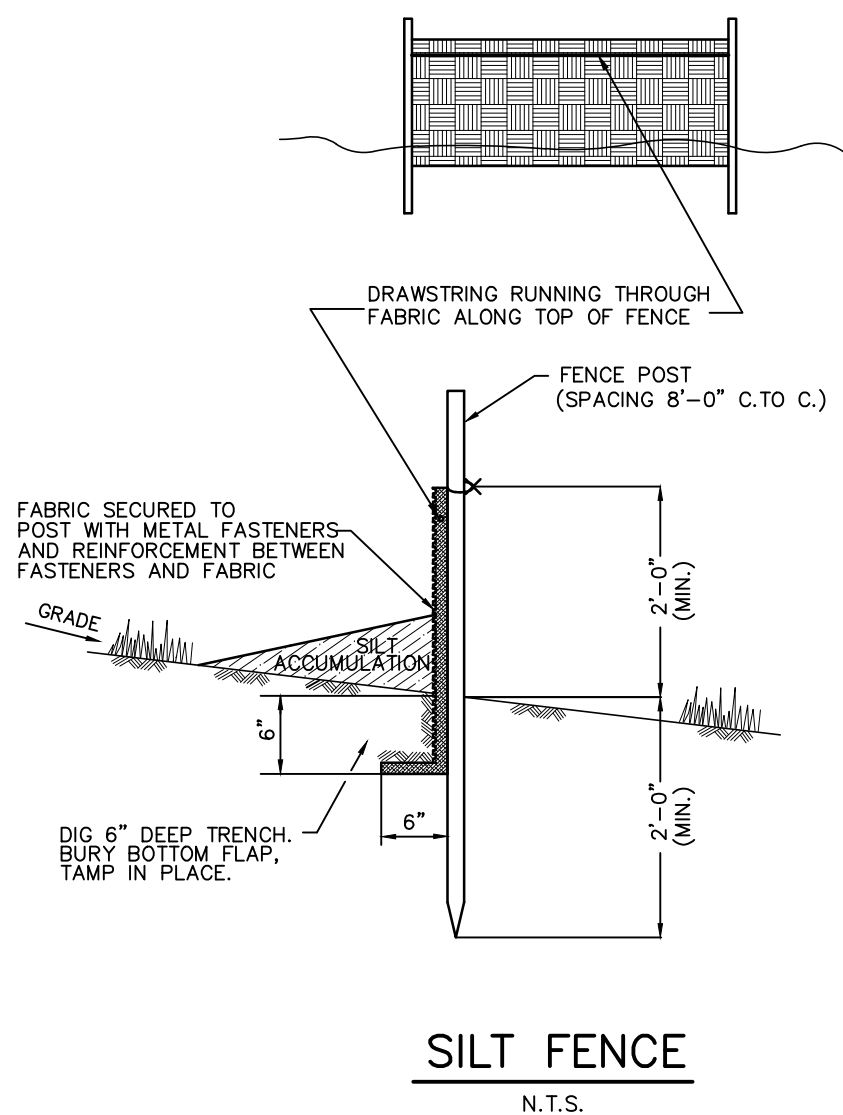
INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION

NOT TO SCALE



SILT FENCE

N.T.S.

NOTES:

- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- STONE SIZE SHALL BE ASTM C-33, SIZE No. 2 OR 3, CRUSHED STONE.
- THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6".
- THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION

ENTRANCE

NOT TO SCALE

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CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

SOIL EROSION & SEDIMENT CONTROL PLAN
FOR

515 VALLEY ROAD

TAX MAP BLOCK 25 - LOT 2

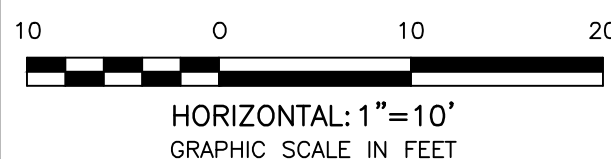
TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

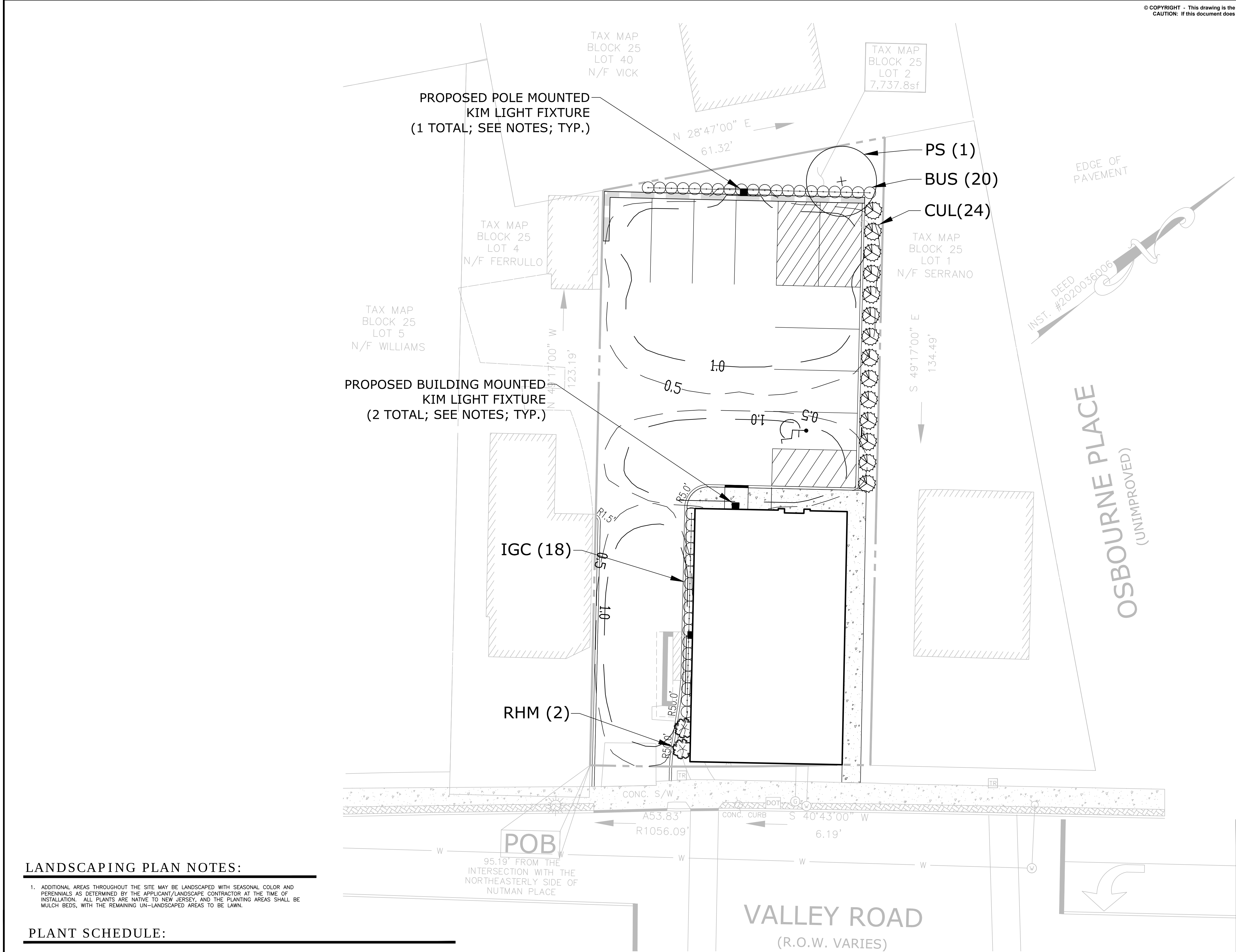
NEW JERSEY

		PROJECT NO. 21-02	DATE 04/13/2021
ANTHONY MARUCCI		DRAWN BY RM	DESIGNED BY NM
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573		SCALE 1"=10'	CHECKED BY AM
PROFESSIONAL PLANNER, N.J. LIC. No. 2124		SHEET NO. 5	of 7

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REVISION NO.	DATE	REVISION



LANDSCAPING PLAN NOTES:

1. ADDITIONAL AREAS THROUGHOUT THE SITE MAY BE LANDSCAPED WITH SEASONAL COLOR AND PERENNIALS AS DETERMINED BY THE APPLICANT/LANDSCAPE CONTRACTOR AT THE TIME OF INSTALLATION. ALL PLANTS ARE NATIVE TO NEW JERSEY, AND THE PLANTING AREAS SHALL BE MULCH BEDS, WITH THE REMAINING UN-LANDSCAPED AREAS TO BE LAWN.

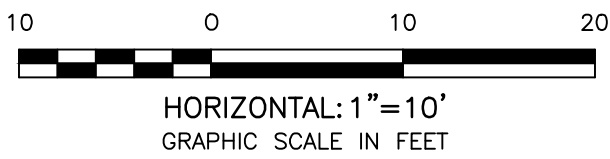
PLANT SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPACING (FT.)	SIZE	ROOT BALL	REMARKS
CONIFER TREES							
CUL	24	CUPRESSOCYPARIS LAYLANDI	LEYLAND CYPRESS "EMERALD ISLE"	8	8-10 FT.	B&B	
BROADLEAF DECIDUOUS TREES							
PS	1	PRUNUS SARGENTI	SARGENT CHERRY	20	8-10 FT	B&B	
SHRUBS							
BUS	20	BUXUS SEMPERVIRENS	BOXWOOD	4	24"-30"	CONT.	
IGC	18	ILEX GLABRA "COMPACTA"	COMPACTED INKBERRY	2.5	24"-30"	CONT.	
RHM	2	NATIVE RHODODENDRON MAXIMA	ROSEBAY RHODODENDRON	5	24"-30"	CONT.	

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REVISION NO.	DATE	REVISION

LIGHTING PLAN NOTES:

- THE PROPOSED LIGHT FIXTURES (3 TOTAL; 2 WALL-MOUNTED & 1 POLE MOUNTED) SHALL BE A KIM LIGHTING BUILDING MOUNTED AREA, SITE & ROADWAY LIGHT FIXTURE; (WDM, WALL-DIRECTOR LED) WDM-D-48L-130-4K7-1 AND (ALT1, ARCHITECTURAL AREA/SITE ALTITUDE LED) ALT1-54L-155-4K7-4, OR APPROVED EQUAL, WITH A HOUSE SIDE SHIELD, DOWN MOUNTED LIGHTING, 4K COLOR TEMP, TYPE 1 AND TYPE 4 DISTRIBUTION, 12-FT MOUNTING HEIGHTS (BLACK POLE & FIXTURE FINISHES). THE LIGHTING ANALYSIS IS APPROXIMATE AND PERFORMED THROUGH HUBBELL LIGHTING, INC. LITE PRO DESIGN, AND ALSO BASED ON SIMILAR FIXTURES ON APPLICATIONS WITH SIMILAR HEIGHTS & WATTAGE. THE OVERALL SITE LIGHTING SHALL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION TO ENSURE ADEQUATE LIGHTING LEVELS ARE ACHIEVED THROUGHOUT THE FACILITY, AND ARE ACCEPTABLE TO THE APPLICANT'S USE AND COMPLY WITH THE TOWNSHIP LIGHTING REGULATIONS.
- ADDITIONAL WALL-MOUNT FIXTURES SHALL BE PROVIDED AT ALL DOOR LOCATIONS AND SPECIFIED BY THE OWNER/ARCHITECT. THESE LIGHT FIXTURES AT ALL DOORS HAVE NOT BEEN ACCOUNTED FOR IN THE SITE LIGHTING ANALYSIS. ADDITIONALLY, ANY EXISTING UTILITY POLE MOUNTED LIGHT FIXTURES ON THE EXISTING ROADWAY SHALL NOT BE REMOVED & THIS LIGHTING ANALYSIS HAS NOT ACCOUNTED FOR ANY EXISTING LIGHT FIXTURES WITHIN THE R.O.W.
- THE UNDERSIGNED CERTIFIES THAT THIS LIGHTING PLAN COMPLIES WITH THE TOWNSHIP LIGHTING ORDINANCE AS IT RELATES TO THE STANDARDS ON PARKING LOT MINIMUM AVERAGES, MAXIMUM ILLUMINATION AT INTERSECTIONS, AND THE MAXIMUM ILLUMINATION AT THE PROPERTY LINE, AS SHOWN ON THE LIGHT POINT ANALYSIS ON THIS PLAN. ADDITIONALLY, AT THE TIME OF CONSTRUCTION & INSTALLATION OF LIGHTS, THE APPLICANT AND THE APPLICANT'S ENGINEER WILL INSPECT TO CONFIRM LIGHTING MEETS THE TOWNSHIP ORDINANCE AND THE APPLICANT'S USE.

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CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

LIGHTING & LANDSCAPING PLAN
FOR
515 VALLEY ROAD
TAX MAP BLOCK 25 - LOT 2
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY
NEW JERSEY

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
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1"=10'	AM
SHEET NO.	6 of 7

