

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR

ALTERA 769, LLC

PROPOSED SITE IMPROVEMENTS

BLOCK 166.15, LOT 9; TAX MAP SHEET 101 - LATEST REV. DATED 06/2011

769 NORTHFIELD AVENUE (CR 508)

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER LOT	BLOCK	11.01	11.02	11.03	11.04	11.05	11.06	11.07	11.08	11.09	11.10	11.11	11.12	11.13	11.14	11.15	11.16	11.17	11.18	11.19	11.20	11.21	11.22	11.23	11.24	11.25	11.26	11.27	11.28	11.29	11.30	11.31	11.32	11.33	11.34	11.35	11.36	11.37	11.38	11.39	11.40	11.41	11.42	11.43	11.44	11.45	11.46	11.47	11.48	11.49	11.50	11.51	11.52	11.53	11.54	11.55	11.56	11.57	11.58	11.59	11.60	11.61	11.62	11.63	11.64	11.65	11.66	11.67	11.68	11.69	11.70	11.71	11.72	11.73	11.74	11.75	11.76	11.77	11.78	11.79	11.80	11.81	11.82	11.83	11.84	11.85	11.86	11.87	11.88	11.89	11.90	11.91	11.92	11.93	11.94	11.95	11.96	11.97	11.98	11.99	12.00	12.01	12.02	12.03	12.04	12.05	12.06	12.07	12.08	12.09	12.10	12.11	12.12	12.13	12.14	12.15	12.16	12.17	12.18	12.19	12.20	12.21	12.22	12.23	12.24	12.25	12.26	12.27	12.28	12.29	12.30	12.31	12.32	12.33	12.34	12.35	12.36	12.37	12.38	12.39	12.40	12.41	12.42	12.43	12.44	12.45	12.46	12.47	12.48	12.49	12.50	12.51	12.52	12.53	12.54	12.55	12.56	12.57	12.58	12.59	12.60	12.61	12.62	12.63	12.64	12.65	12.66	12.67	12.68	12.69	12.70	12.71	12.72	12.73	12.74	12.75	12.76	12.77	12.78	12.79	12.80	12.81	12.82	12.83	12.84	12.85	12.86	12.87	12.88	12.89	12.90	12.91	12.92	12.93	12.94	12.95	12.96	12.97	12.98	12.99	13.00	13.01	13.02	13.03	13.04	13.05	13.06	13.07	13.08	13.09	13.10	13.11	13.12	13.13	13.14	13.15	13.16	13.17	13.18	13.19	13.20	13.21	13.22	13.23	13.24	13.25	13.26	13.27	13.28	13.29	13.30	13.31	13.32	13.33	13.34	13.35	13.36	13.37	13.38	13.39	13.40	13.41	13.42	13.43	13.44	13.45	13.46	13.47	13.48	13.49	13.50	13.51	13.52	13.53	13.54	13.55	13.56	13.57	13.58	13.59	13.60	13.61	13.62	13.63	13.64	13.65	13.66	13.67	13.68	13.69	13.70	13.71	13.72	13.73	13.74	13.75	13.76	13.77	13.78	13.79	13.80	13.81	13.82	13.83	13.84	13.85	13.86	13.87	13.88	13.89	13.90	13.91	13.92	13.93	13.94	13.95	13.96	13.97	13.98	13.99	14.00	14.01	14.02	14.03	14.04	14.05	14.06	14.07	14.08	14.09	14.10	14.11	14.12	14.13	14.14	14.15	14.16	14.17	14.18	14.19	14.20	14.21	14.22	14.23	14.24	14.25	14.26	14.27	14.28	14.29	14.30	14.31	14.32	14.33	14.34	14.35	14.36	14.37	14.38	14.39	14.40	14.41	14.42	14.43	14.44	14.45	14.46	14.47	14.48	14.49	14.50	14.51	14.52	14.53	14.54	14.55	14.56	14.57	14.58	14.59	14.60	14.61	14.62	14.63	14.64	14.65	14.66	14.67	14.68	14.69	14.70	14.71	14.72	14.73	14.74	14.75	14.76	14.77	14.78	14.79	14.80	14.81	14.82	14.83	14.84	14.85	14.86	14.87	14.88	14.89	14.90	14.91	14.92	14.93	14.94	14.95	14.96	14.97	14.98	14.99	15.00	15.01	15.02	15.03	15.04	15.05	15.06	15.07	15.08	15.09	15.10	15.11	15.12	15.13	15.14	15.15	15.16	15.17	15.18	15.19	15.20	15.21	15.22	15.23	15.24	15.25	15.26	15.27	15.28	15.29	15.30	15.31	15.32	15.33	15.34	15.35	15.36	15.37	15.38	15.39	15.40	15.41	15.42	15.43	15.44	15.45	15.46	15.47	15.48	15.49	15.50	15.51	15.52	15.53	15.54	15.55	15.56	15.57	15.58	15.59	15.60	15.61	15.62	15.63	15.64	15.65	15.66	15.67	15.68	15.69	15.70	15.71	15.72	15.73	15.74	15.75	15.76	15.77	15.78	15.79	15.80	15.81	15.82	15.83	15.84	15.85	15.86	15.87	15.88	15.89	15.90	15.91	15.92	15.93	15.94	15.95	15.96	15.97	15.98	15.99	16.00	16.01	16.02	16.03	16.04	16.05	16.06	16.07	16.08	16.09	16.10	16.11	16.12	16.13	16.14	16.15	16.16	16.17	16.18	16.19	16.20	16.21	16.22	16.23	16.24	16.25	16.26	16.27	16.28	16.29	16.30	16.31	16.32	16.33	16.34	16.35	16.36	16.37	16.38	16.39	16.40	16.41	16.42	16.43	16.44	16.45	16.46	16.47	16.48	16.49	16.50	16.51	16.52	16.53	16.54	16.55	16.56	16.57	16.58	16.59	16.60	16.61	16.62	16.63	16.64	16.65	16.66	16.67	16.68	16.69	16.70	16.71	16.72	16.73	16.74	16.75	16.76	16.77	16.78	16.79	16.80	16.81	16.82	16.83	16.84	16.85	16.86	16.87	16.88	16.89	16.90	16.91	16.92	16.93	16.94	16.95	16.96	16.97	16.98	16.99	17.00	17.01	17.02	17.03	17.04	17.05	17.06	17.07	17.08	17.09	17.10	17.11	17.12	17.13	17.14	17.15	17.16	17.17	17.18	17.19	17.20	17.21	17.22	17.23	17.24	17.25	17.26	17.27	17.28	17.29	17.30	17.31	17.32	17.33	17.34	17.35	17.36	17.37	17.38	17.39	17.40	17.41	17.42	17.43	17.44	17.45	17.46	17.47	17.48	17.49	17.50	17.51	17.52	17.53	17.54	17.55	17.56	17.57	17.58	17.59	17.60	17.61	17.62	17.63	17.64	17.65	17.66	17.67	17.68	17.69	17.70	17.71	17.72	17.73	17.74	17.75	17.76	17.77	17.78	17.79	17.80	17.81	17.82	17.83	17.84	17.85	17.86	17.87	17.88	17.89	17.90	17.91	17.92	17.93	17.94	17.95	17.96	17.97	17.98	17.99	18.00	18.01	18.02	18.03	18.04	18.05	18.06	18.07	18.08	18.09	18.10	18.11	18.12	18.13	18.14	18.15	18.16	18.17	18.18	18.19	18.20	18.21	18.22	18.23	18.24	18.25	18.26	18.27	18.28	18.29	18.30	18.31	18.32	18.33	18.34	18.35	18.36	18.37	18.38	18.39	18.40	18.41	18.42	18.43	18.44	18.45	18.46	18.47	18.48	18.49	18.50	18.51	18.52	18.53	18.54	18.55	18.56	18.57	18.58	18.59	18.60	18.61	18.62	18.63	18.64	18.65	18.66	18.67	18.68	18.69	18.70	18.71	18.72	18.73	18.74	18.75	18.76	18.77	18.78	18.79	18.80	18.81	18.82	18.83	18.84	18.85	18.86	18.87	18.88	18.89	18.90	18.91	18.92	18.93	18.94	18.95	18.96	18.97	18.98	18.99	19.00	19.01	19.02	19.03	19.04	19.05	19.06	19.07	19.08	19.09	19.10	19.11	19.12	19.13	19.14	19.15	19.16	19.17	19.18	19.19	19.20	19.21	19.22	19.23	19.24	19.25	19.26	19.27	19.28	19.29	19.30	19.31	19.32	19.33	19.34	19.35	19.36	19.37	19.38	19.39	19.40	19.41	19.42	19.43	19.44	19.45	19.46	19.47	19.48	19.49	19.50	19.51	19.52	19.53	19.54	19.55	19.56	19.57	19.58	19.59	19.60	19.61	19.62	19.63	19.64	19.65	19.66	19.67	19.68	19.69	19.70	19.71	19.72	19.73	19.74	19.75	19.76	19.77	19.78	19.79	19.80	19.81	19.82	19.83	19.84	19.85	19.86	19.87	19.88	19.89	19.90	19.91	19.92	19.93	19.94	19.95	19.96	19.97	19.98	19.99	20.00	20.01	20.02	20.03	20.04	20.05	20.06	20.07	20.08	20.09	20.10	20.11	20.12	20.13	20.14	20.15	20.16	20.17	20.18	20.19	20.20	20.21	20.22	20.23	20.24	20.25	20.26	20.27	20.28	20.29	20.30	20.31	20.32	20.33	20.34	20.35	20.36	20.37	20.38	20.39	20.40	20.41	20.42	20.43	20.44	20.45	20.46	20.47	20.48	20.49	20.50	20.51	20.52	20.53	20.54	20.55	20.56	20.57	20.58	20.59	20.60	20.61	20.62	20.63	20.64	20.65	20.66	20.67	20.68	20.69	20.70	20.71	20.72	20.73	20.74	20.75	20.76	20.77	20.78	20.79	20.80	20.81	20.82	20.83	20.84	20.85	20.86	20.87	20.88	20.89	20.90	20.91	20.92	20.93	20.94	20.95	20.96	20.97	20.98	20.99	21.00	21.01	21.02	21.03	21.04	21.05	21.06	21.07	21.08	21.09	21.10	21.11	21.12	21.13	21.14	21.15	21.16	21.17	21.18	21.19	21.20	21.21	21.22	21.23	21.24	21.25	21.26	21.27	21.28	21.29	21.30	21.31	21.32	21.33	21.34	21.35	21.36	21.37	21.38	21.39	21.40	21.41	21.42	21.43	21.44	21.45	21.46	21.47	21.48	21.49	21.50	21.51	21.52	21.53	21.54	21.55	21.56	21.57	21.58	21.59	21.60	21.61	21.62	21.63	21.64	21.65	21.66	21.67	21.68	21.69	21.70	21.71	21.72	21.73	21.74	21.75	21.76	21.77	21.78	21.79	21.80	21.81	21.82	21.83	21.84	21.85	21.86	21.87	21.88	21.89	21.90	21.91	21.92	21.93	21.94	21.95	21.96	21.97	21.98	21.99	22.00	22.01	22.02	22.03	22.04	22.05	22.06	22.07	22.08	22.09	22.10	22.11	22.12	22.13	22.14	22.15	22.16	22.17	22.18	22.19	22.20	22.21	22.22	22.23	22.24	22.25	22.26	22.27	22.28	22.29	22.30	22.31	22.32	22.33	22.34	22.35	22.36	22.37	22.38	22.39	22.40	22.41	22.42	22.43	22.44	22.45	22.46	22.47	22.48	22.49	22.50	22.51	22.52	22.53	22.54	22.55	22.56	22.57	22.58	22.59	22.60	22.61	22.62	22.63	22.64	22.65	22.66	22.67	22.68	22.69	22.70	22.71	22.72	22.73	22.74	22.75	22.76	22.77	22.78	22.79	22.80	22.81	22.82	22.83	22.84	22.85	22.86	22.87	22.88	22.89	22.90	22.91	22.92	22.93	22.94	22.95	22.96	22.97	22.98	22.99	23.00	23.01	23.02	23.03	23.04	23.05	23.06	23.07	23.08	23.09	23.10	23.11	23.1
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REV	DATE	COMMENTS	BY
1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT	RRR

TRAIN BY:	DESIGNED BY:	CHECKED BY:
SRM	RJC	JCS
		-

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS
BLOCK 166.15, LOT 9
769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
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PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

JOSEPH C. SPARONE

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TITLE:

AERIAL PLAN

SCALE: (H) 1" = 100'

(V).	PROJECT No:
	2530-99-

DATE: 08/06/2021

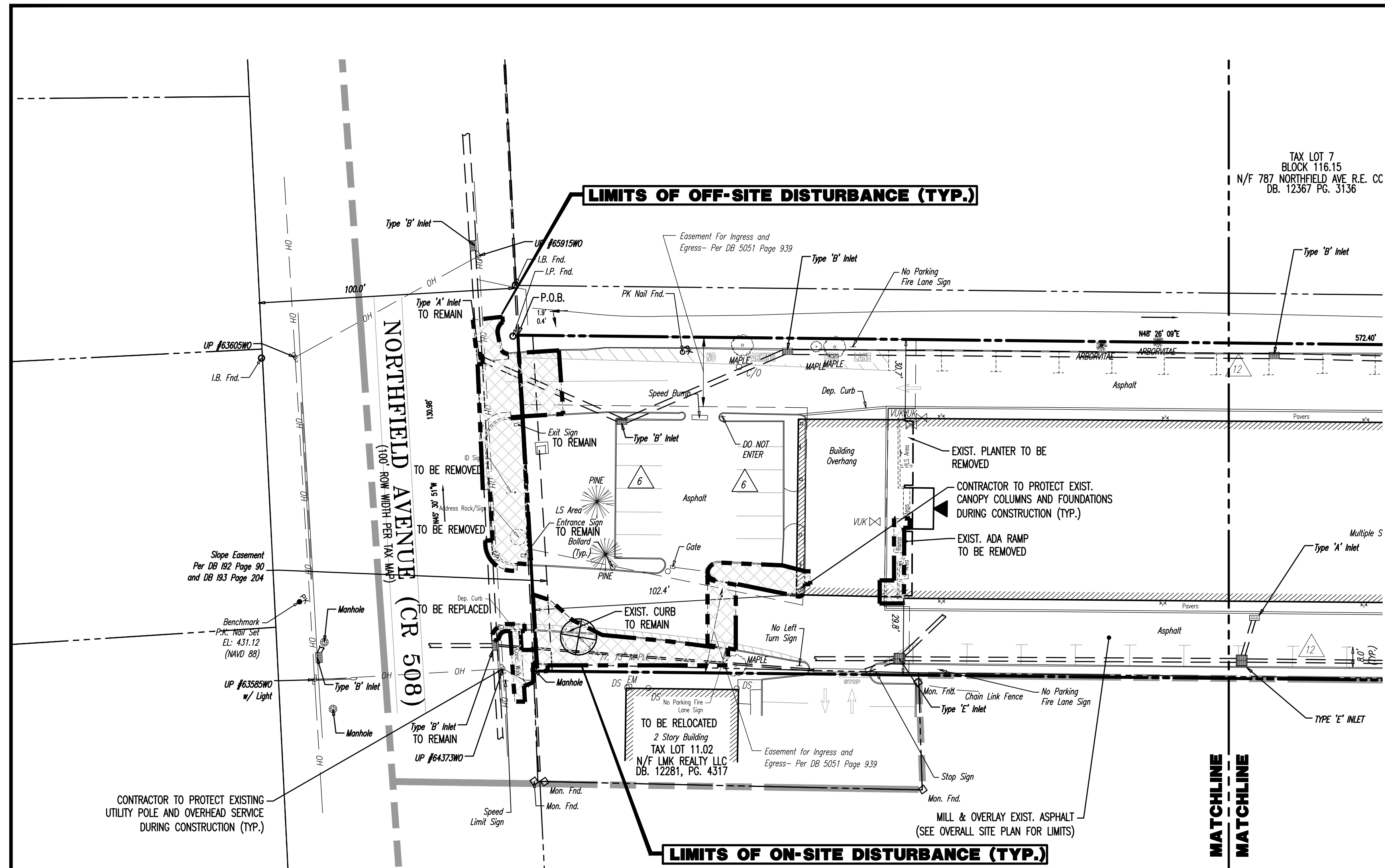
SHEET No. 2

2

Rev. 4-

1

Plotted: 01/26/22 - 3:35 PM, By: russell
File: P:\CEPC PROJECTS\2530 Altera Development\99-006 West Orange\Drawings\Site Plans\04 Demolition & Tree Removal Plan (Phase 1).dwg, --> 04 DEMOLITION & TREE REMOVAL PLAN (PHASE 1)



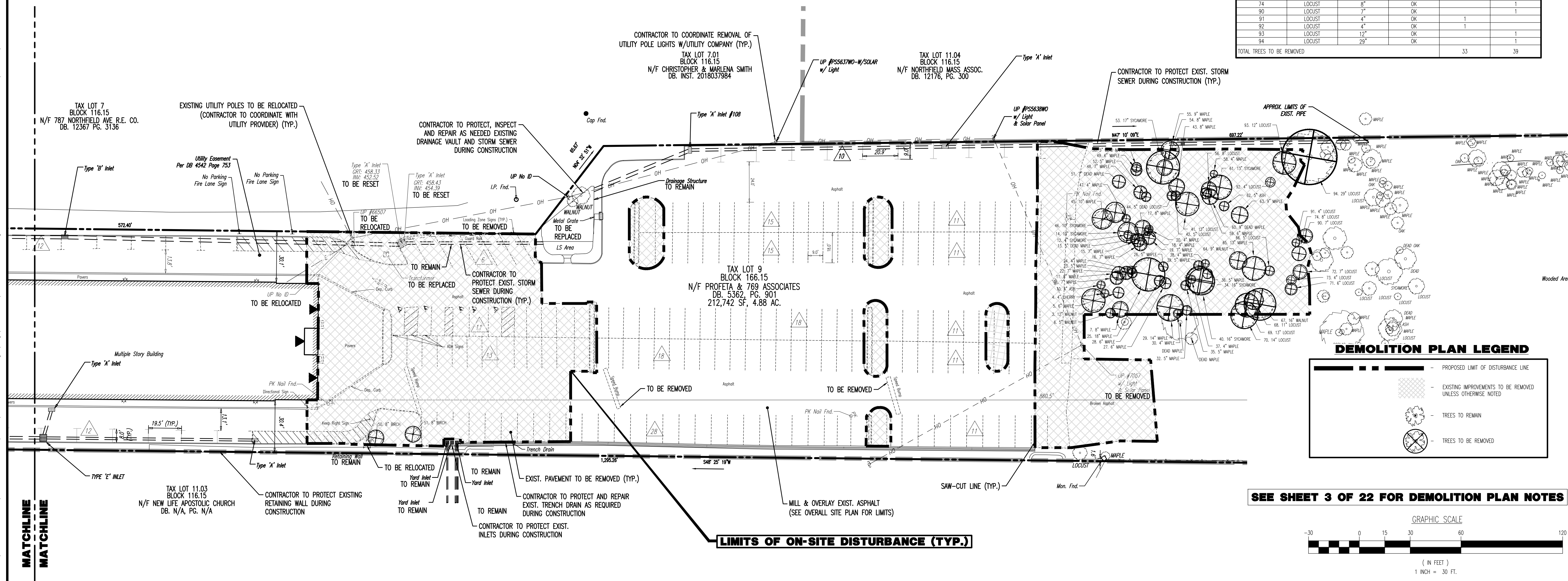
TREE REMOVAL TABLE NOTES

NOTE: OF THE 238 TREES INVENTORED, 79 TREES WERE WITHIN THE LIMITS OF DISTURBANCE. 7 OF THESE TREES WERE DEFINED AS UNWANTABLE. 70% OF TREES ON SITE ARE PROPOSED TO REMAIN. 33 MINOR REMOVED, 33 MINOR PROPOSED TO BE REPLACED, 39 MAJOR REMOVED, 49 MAJOR PROPOSED TO BE REPLACED.

NOTE: (ORDNANCE SECTION 25-27.3 DEFINITIONS)
A MAJOR TREE IS ANY TREE SPECIES WITH A MATURE HEIGHT OF AT LEAST 50 FT., WHICH SHALL BE AT LEAST 2" CALIPER AT THE TIME OF PLANTING.
A MINOR TREE IS AN EVERGREEN TREE, ORNAMENTAL TREE OR OTHER SMALL TREE AT LEAST 6 FT. IN HEIGHT AT THE TIME OF PLANTING.

NOTE: EXISTING ON-SITE STORMWATER MANAGEMENT STRUCTURES TO BE CLEANED/JETTED PRIOR TO CONSTRUCTION

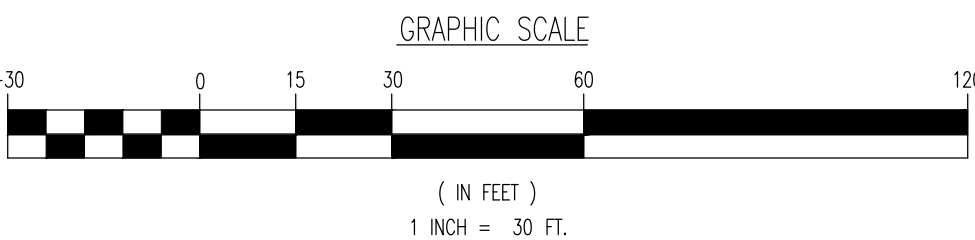
TREE REMOVAL TABLE					
TREE #	COMMON NAME	DBH"	CONDITION	MINOR (4'-6")	MAJOR (6'+)
1	LOCUST	9"	OK		1
2	MAPLE	5"	OK	1	
3	WALNUT	12"	OK		1
4	CHERRY	4"	OK	1	
5	MAPLE	6"	OK	1	
6	WALNUT	5"	OK	1	
7	MAPLE	8"	OK		1
8	WALNUT	8"	OK		1
9	MAPLE	4"	OK	1	
10	ASH	4"	OK	1	
11	MAPLE	8"	OK		1
12	SYCAMORE	4"	OK	1	
13	MAPLE	5"	DEAD	NA	NA
14	SYCAMORE	10"	OK		1
15	MAPLE	7"	OK		1
16	MAPLE	7"	OK		1
17	MAPLE	8"	OK		1
18	MAPLE	4"	OK	1	
19	MAPLE	7"	OK		1
20	MAPLE	4"	OK	1	
21	MAPLE	7"	OK		1
22	MAPLE	7"	OK		1
23	MAPLE	5"	OK	1	
24	MAPLE	4"	OK	1	
25	MAPLE	18"	OK		1
26	MAPLE	5"	OK	1	
27	MAPLE	6"	OK	1	
28	MAPLE	6"	OK	1	
29	MAPLE	14"	OK		1
30	LOCUST	4"	OK	1	
31	MAPLE	20"	DEAD	NA	NA
32	MAPLE	5"	OK	1	
33	MAPLE	7"	DEAD	NA	NA
34	SYCAMORE	16"	OK		1
35	MAPLE	5"	OK	1	
36	MAPLE	4"	OK	1	
37	MAPLE	5"	OK	1	
38	SYCAMORE	16"	OK		1
39	LOCUST	12"	OK		1
40	LOCUST	5"	OK	1	
41	MAPLE	8"	OK		1
42	MAPLE	5"	DEAD	NA	NA
43	MAPLE	10"	OK		1
44	SYCAMORE	10"	OK		1
45	MAPLE	4"	OK	1	
46	MAPLE	7"	OK		1
47	MAPLE	6"	OK	1	
48	MAPLE	5"	DEAD	NA	NA
49	MAPLE	7"	DEAD	NA	NA
50	MAPLE	5"	OK	1	
51	SYCAMORE	17"	OK		1
52	MAPLE	8"	OK		1
53	MAPLE	9"	OK		1
54	BIRCH	8"	OK		1
55	BIRCH	8"	OK		1
56	MAPLE	4"	OK	1	
57	LOCUST	6"	OK		1
58	MAPLE	9"	DEAD	NA	NA
59	SYCAMORE	13"	OK		1
60	ASH	5"	OK	1	
61	MAPLE	9"	OK		1
62	MAPLE	4"	OK	1	
63	MAPLE	5"	OK	1	
64	WALNUT	9"	OK		1
65	MAPLE	13"	OK		1
66	LOCUST	5"	OK	1	
67	LOCUST	11"	OK		1
68	LOCUST	13"	OK		1
69	WALNUT	16"	OK		1
70	LOCUST	14"	OK		1
71	LOCUST	4"	OK	1	
72	LOCUST	7"	OK		1
73	LOCUST	4"	OK	1	
74	LOCUST	8"	OK		1
90	LOCUST	7"	OK		1
91	LOCUST	4"	OK	1	
92	LOCUST	4"	OK		1
93	LOCUST	12"	OK		1
94	LOCUST	29"	OK		1
TOTAL TREES TO BE REMOVED				33	39



DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- TREES TO REMAIN
- TREES TO BE REMOVED

SEE SHEET 3 OF 22 FOR DEMOLITION PLAN NOTES



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REV.	DATE	COMMENTS
1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT

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DESIGNED BY: J.C.S.
CHECKED BY: J.C.S.
DRAWN BY: GAB/ARR
R/C

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS
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769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ

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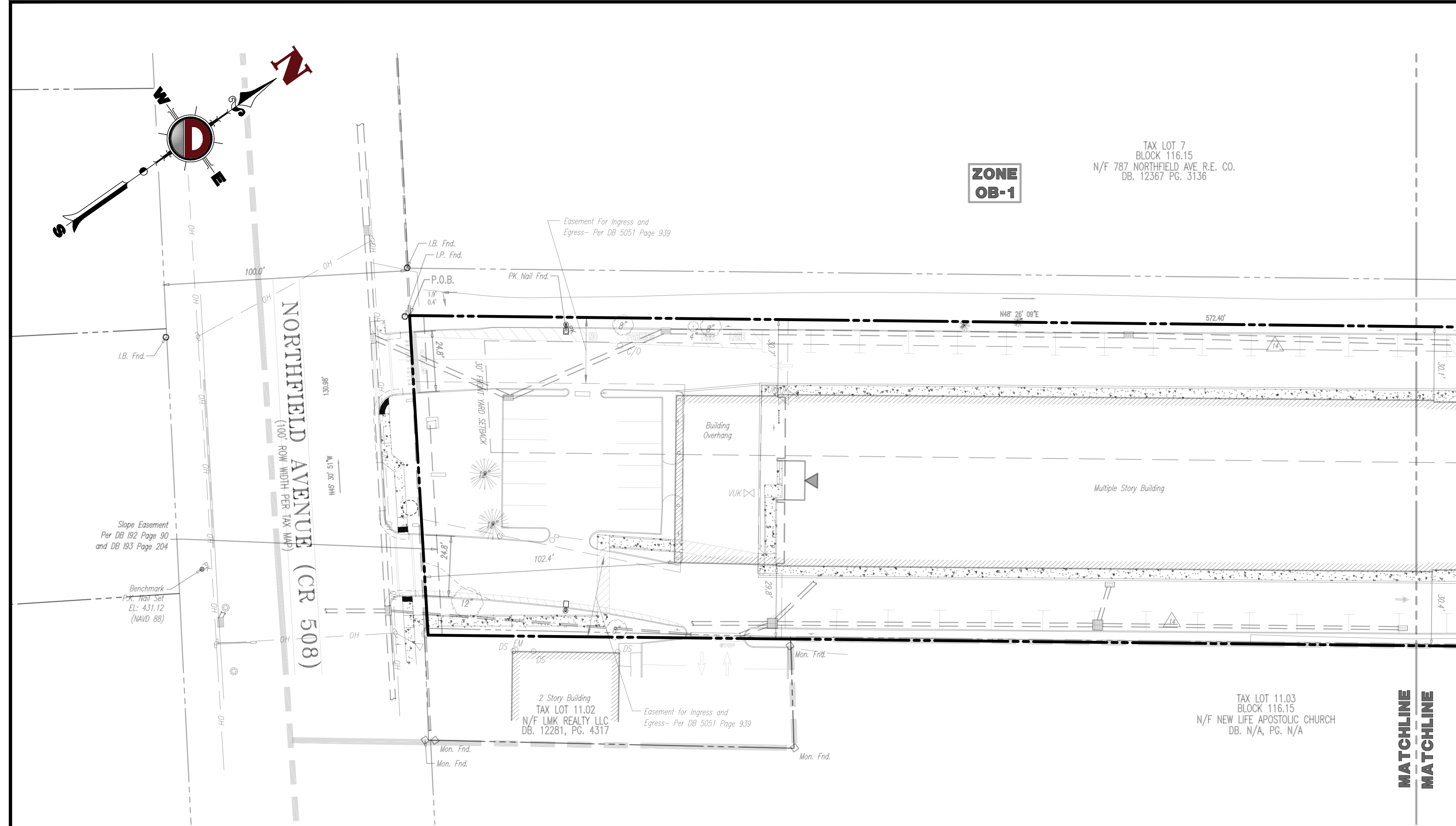
ROBERT J. COLUCCO III
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55851

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204

TITLE: **DEMOLITION & TREE REMOVAL PLAN (PHASE 1)**

SCALE: (H) 1" = 30'
(V) 1" = 30'
DATE: 08/06/2021
PROJECT NO: 2530-99-006
SHEET NO: 4 OF 22
Rev. #:

Plotted: 01/26/22 - 5:16 PM, By: russell
File: P:\CEPC PROJECTS\2530 Altera Development\99-006 West Orange\Draw\Site Plans\2530P2006SR.dwg, --> 05 DEMOLITION & TREE REMOVAL PLAN (PHASE 2)



TREE REMOVAL TABLE

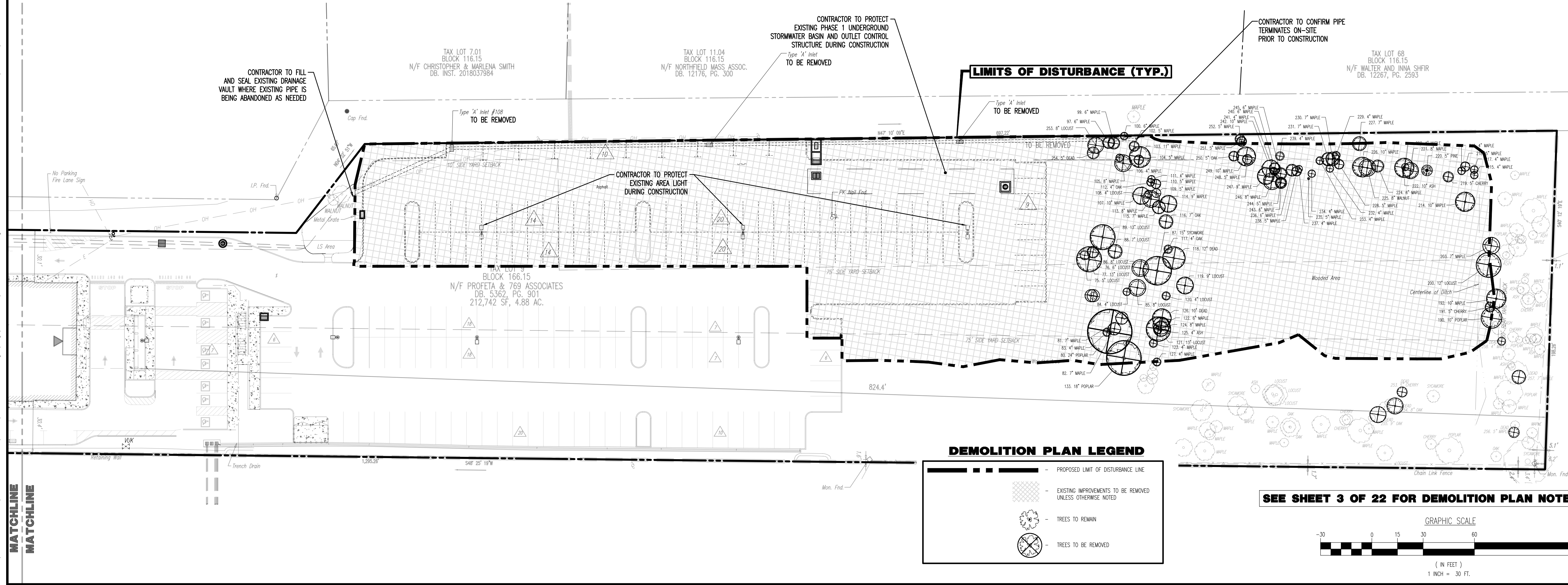
TREE #	COMMON NAME	DBH"	CONDITION	MINOR (4-6")	MAJOR (6"+)
75	LOCUST	5"	OK	1	
76	LOCUST	6"	OK		1
77	LOCUST	13"	OK		1
80	POPLAR	24"	OK		1
81	MAPLE	7"	OK		1
82	MAPLE	7"	OK		1
83	MAPLE	4"	OK	1	
84	LOCUST	4"	OK	1	
85	LOCUST	8"	OK		1
86	LOCUST	8"	OK		1
87	SYCAMORE	15"	OK		1
88	LOCUST	7"	OK		1
89	LOCUST	13"	OK		1
97	MAPLE	6"	OK		1
99	MAPLE	6"	OK		1
100	MAPLE	6"	OK		1
102	MAPLE	5"	OK	1	
103	MAPLE	11"	OK		1
104	MAPLE	5"	OK	1	
105	MAPLE	8"	OK		1
106	MAPLE	4"	OK	1	
107	MAPLE	10"	OK		1
108	LOCUST	4"	OK	1	
109	MAPLE	5"	OK	1	
110	MAPLE	5"	OK		1
111	MAPLE	5"	OK	1	
112	OK	4"	OK	1	
113	MAPLE	8"	OK		1
114	MAPLE	9"	OK		1
115	MAPLE	7"	OK		1
116	OK	7"	OK		1
117	OK	4"	OK	1	
118	MAPLE	12"	DEAD	NA	NA
119	LOCUST	9"	OK		1
120	LOCUST	4"	OK	1	
121	LOCUST	13"	OK		1
122	MAPLE	6"	OK		1
123	MAPLE	4"	OK	1	
124	MAPLE	8"	OK		1
125	ASH	4"	OK	1	
126	MAPLE	10"	DEAD	NA	NA
127	MAPLE	4"	OK	1	
129	MAPLE	6"	OK		
130	MAPLE	6"	OK		
131	MAPLE	4"	OK		
132	MAPLE	9"	OK		
133	POPLAR	18"	OK		1
190	POPLAR	10"	OK		1
191	CHERRY	5"	OK	1	
192	MAPLE	10"	OK		1
193	ASH	4"	OK		1
194	MAPLE	7"	OK		
195	ASH	7"	OK		
196	CHERRY	8"	OK		
197	MAPLE	7"	OK		
198	MAPLE	6"	OK		
200	LOCUST	12"	OK		1
203	MAPLE	7"	OK		1
204	MAPLE	10"	DEAD	NA	NA
205	POPLAR	7"	OK		1
206	MAPLE	5"	DEAD	NA	NA
207	MAPLE	8"	OK		1
208	MAPLE	5"	OK	1	
209	ASH	5"	OK	1	

210	MAPLE	10"	DEAD	NA	NA
211	MAPLE	14"	OK		1
212	MAPLE	6"	OK		1
213	MAPLE	5"	OK	1	
214	MAPLE	10"	OK		1
215	MAPLE	4"	OK	1	
216	MAPLE	4"	OK	1	
217	MAPLE	4"	OK	1	
218	MAPLE	5"	OK	1	
219	CHERRY	5"	OK	1	
220	PINE	5"	OK	1	
221	MAPLE	8"	OK		1
222	ASH	10"	OK		1
223	MAPLE	4"	OK	1	
224	MAPLE	6"	OK		1
225	WALNUT	8"	OK		1
226	MAPLE	10"	OK		1
227	MAPLE	7"	OK		1
228	MAPLE	5"	OK	1	
229	MAPLE	4"	OK	1	
230	MAPLE	7"	OK		1
231	MAPLE	7"	OK		1
232	MAPLE	4"	OK	1	
233	MAPLE	4"	OK	1	
234	MAPLE	4"	OK	1	
235	MAPLE	5"	OK	1	
236	MAPLE	6"	OK		1
237	MAPLE	4"	OK	1	
238	MAPLE	5"	OK	1	
239	MAPLE	4"	OK	1	
240	MAPLE	6"	OK		1
241	MAPLE	4"	OK	1	
242	MAPLE	10"	OK		1
243	MAPLE	6"	OK		1
244	MAPLE	5"	OK	1	
245	MAPLE	6"	OK		1
246	MAPLE	8"	OK		1
247	MAPLE	9"	OK		1
248	MAPLE	5"	OK	1	
249	MAPLE	10"	OK		1
250	OK	5"	OK	1	
251	MAPLE	5"	OK	1	
252	MAPLE	5"	OK	1	
253	CHERRY	5"	DEAD	NA	
254	OK	8"	DEAD		NA
255	OK	9"	DEAD		NA
256	MAPLE	5"	DEAD	NA	NA
257	MAPLE	7"	DEAD		NA
258	MAPLE	4"	DEAD	NA	NA
TOTAL TREES TO BE REMOVED			42	50	

TREE REMOVAL TABLE NOTES

NOTE: OF THE 258 TREES INVENTORIED, 103 TREES WERE WITHIN THE LIMITS OF DISTURBANCE. 11 OF THESE TREES WERE DEFINED AS UNVABLE. 61% OF TREES ON SITE ARE PROPOSED TO REMAIN. 42 MINOR REMOVED, 52 MINOR PROPOSED TO BE REPLACED, 50 MAJOR REMOVED, 75 MAJOR PROPOSED TO BE REPLACED.

NOTE: (ORDINANCE SECTION 25-27.3 DEFINITIONS)
A MAJOR TREE IS ANY TREE SPECIES WITH A MATURE HEIGHT OF AT LEAST 50 FT., WHICH SHALL BE AT LEAST 2 1/2" CALIPER AT THE TIME OF PLANTING.
A MINOR TREE IS AN EVERGREEN TREE, ORNAMENTAL TREE OR OTHER SMALL TREE AT LEAST 6 FT. IN HEIGHT AT THE TIME OF PLANTING.



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REV.	1		

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DRAWN BY: RRR/DJS
CHECKED BY: JCS
DESIGNED BY: RJC

PROJECT: **ALTERA 769, LLC**
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55851**JOSEPH C. SPARONE**
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204**TITLE: DEMOLITION & TREE REMOVAL PLAN (PHASE 2)**

SCALE: (H) 1"=30'
(V) 1"=30'

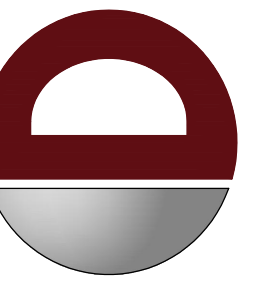
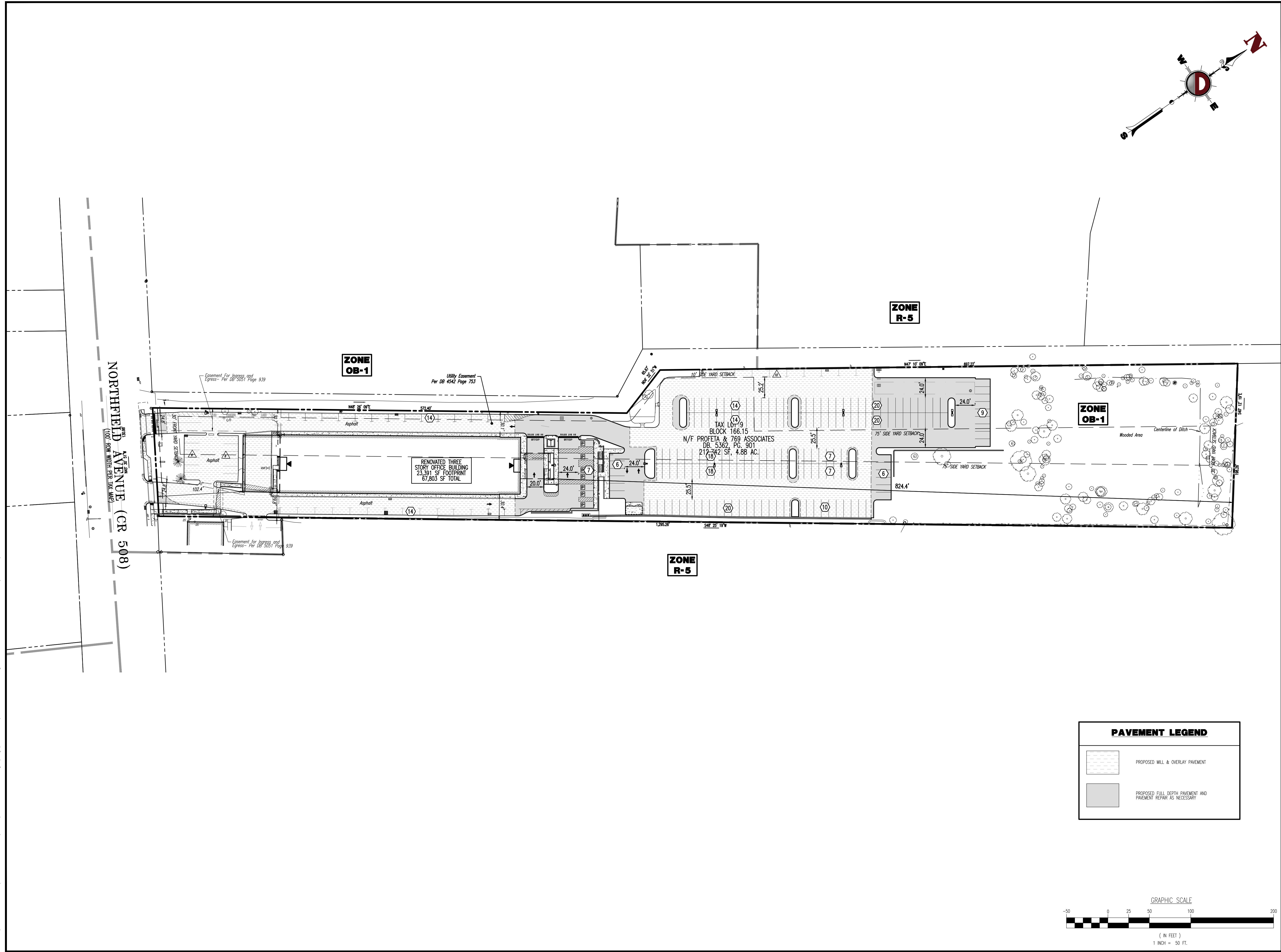
DATE: 08/06/2021

PROJECT No: 2530-99-006

SHEET No: **5**

Rev. #:

OF 22

[illegible]

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RRR	RJC	JCS	-
-----	-----	-----	---

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS

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ROBERT J. COLUCCO III

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

JOSEPH C. SPARONE

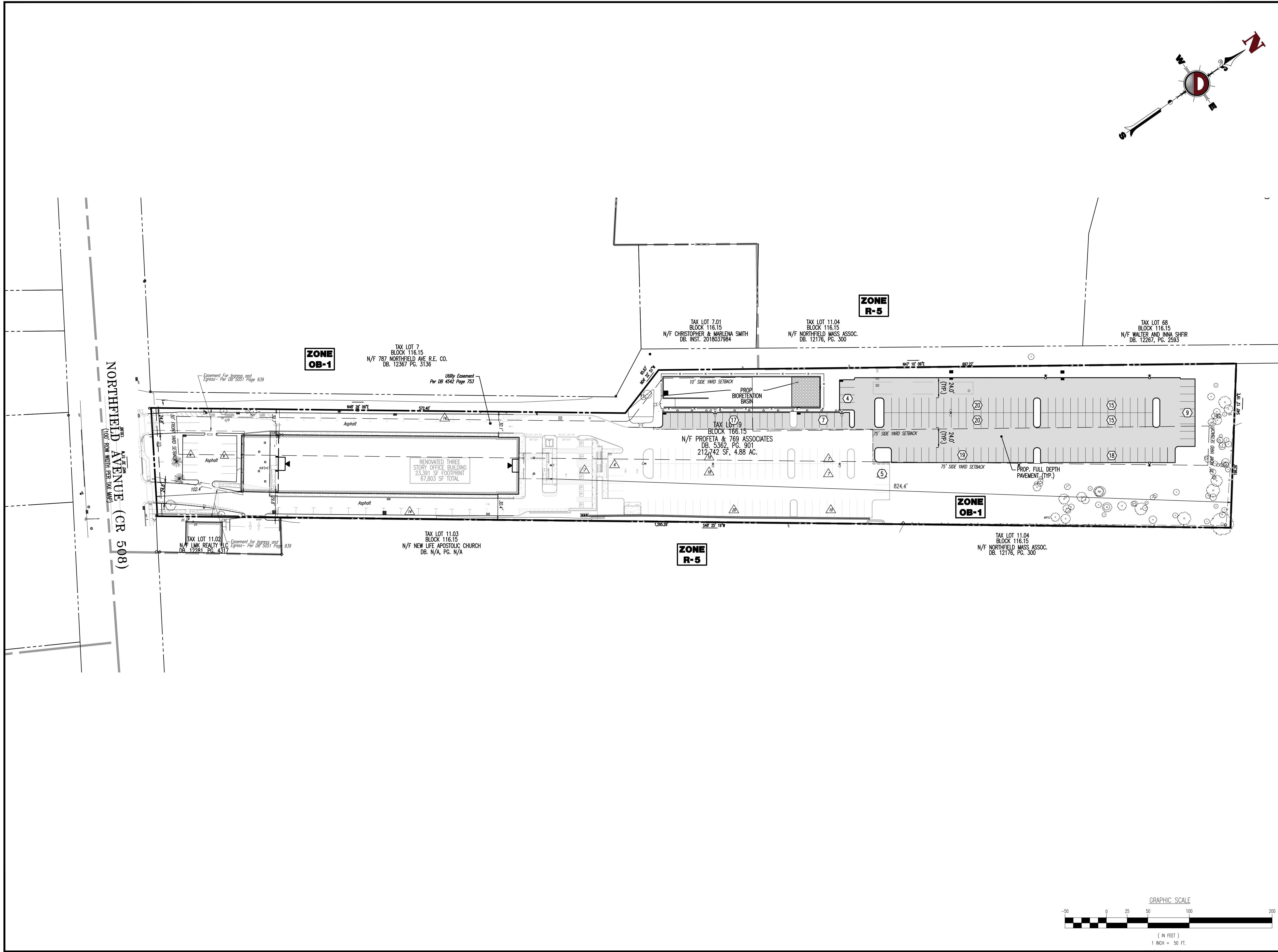
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NEW JERSEY LICENSE No. 47204

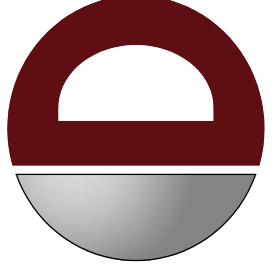
TITLE: OVERALL SITE
PLAN (PHASE 1)

SCALE: (H) 1"=50' (V)	DATE: 08/06/2021
PROJECT No: 2530-99-006	

SHEET No:	6	Rev. #:	
	OF 22		1

Plotted: 01/26/22 - 5:16 PM, By: russell
File: P:\CEPC PROJECTS\2530 Altera Development\99-006 West Orange\Draw\Site Plans\0230P2006Sx.dwg, --> 07 OVERALL SITE PLAN (PHASE 2)



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OWNER BY: RRR/DJS

DESIGNED BY: RJC

CHECKED BY: JCS

PROJECT: **ALTERA 769, LLC**
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769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ

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ROBERT J. COLUCCO III
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TITLE: **OVERALL SITE PLAN (PHASE 2)**

SCALE: (H) 1"=50'
(V) 1"=50'

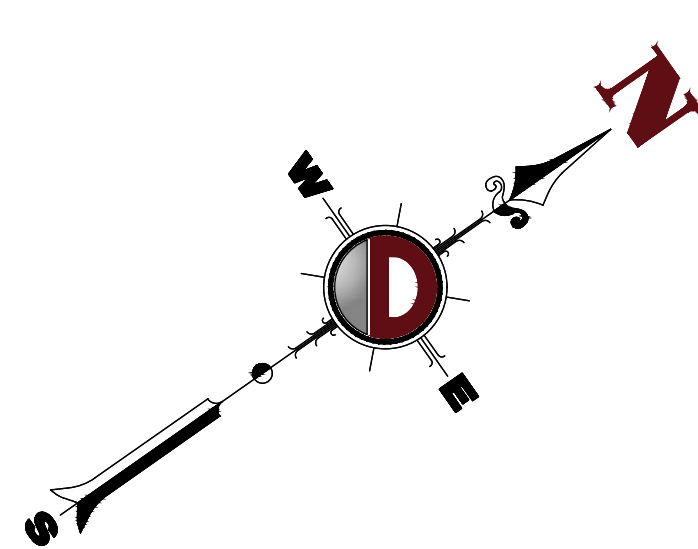
DATE: 08/06/2021

PROJECT No: 2530-99-006

SHEET No: **7**

Rev. #: 1

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.



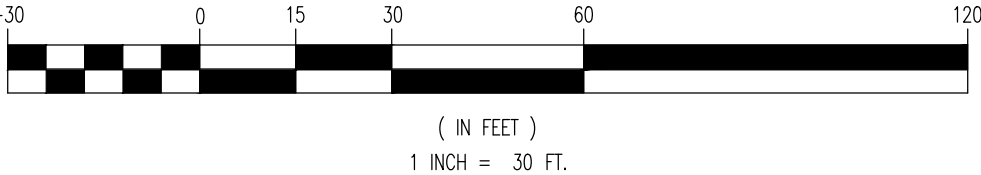
SCALE: 1" = 20'



SCALE: 1" = 20'



SEE SHEET 3 OF 22 FOR GRADING PLAN NOTES



	PROPERTY LINE (PARCEL IN QUESTION)
	OFF-SITE PROPERTY LINES
	EXIST. CABLE LINE
	PROP. CABLE LINE
	EXIST. ELECTRIC LINE
	PROP. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE
	PROP. FIBER OPTIC LINE
	EXIST. GAS LINE
	PROP. GAS LINE
	EXIST. OVERHEAD WIRES
	PROP. OVERHEAD WIRES
	EXIST. TELEPHONE LINE
	PROP. TELEPHONE LINE
	EXIST. WATER LINE
	PROP. WATER LINE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
	EXIST. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE
	PROP. STORM DRAIN LINE
	EXIST. MINOR CONTOUR & ELEVATION
	EXIST. MAJOR CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION

PROPERTY LINE (PARCEL IN QUESTION)
 OFF-SITE PROPERTY LINES
 EXIST. CABLE LINE
 PROP. CABLE LINE
 EXIST. ELECTRIC LINE
 PROP. ELECTRIC LINE
 EXIST. FIBER OPTIC LINE
 PROP. FIBER OPTIC LINE
 EXIST. GAS LINE
 PROP. GAS LINE
 EXIST. OVERHEAD WIRES
 PROP. OVERHEAD WIRES
 EXIST. TELEPHONE LINE
 PROP. TELEPHONE LINE
 EXIST. WATER LINE
 PROP. WATER LINE
 EXIST. UNDERGROUND ELEC./TELE. SERVICE
 (NO. & SIZE OF CONDUITS NOT DEFINED)
 PROP. UNDERGROUND ELEC./TELE. SERVICE
 (NO. & SIZE OF CONDUITS NOT DEFINED)
 EXIST. SANITARY SEWER LINE

PROP. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
EXIST. MINOR CONTOUR & ELEVATION
EXIST. MAJOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
PROP. DIRECTION OF DRAINAGE FLOW ARROW
EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
PROP. GRADE SPOT ELEV.
PROP. TOP OF CURB & FINISHED GRADE ELEV.

PROP. FINISHED FLOOR ELEV.
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE
OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO
BE ESTABLISHED BY WALL DESIGNER)
PROP. TOP OF EXTENDED CURB, (GH) FINISHED
GRADE @ HIGH SIDE OF EXTENDED CURB & (GL)
FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. COBRA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "C" INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL

EXIST. MOUNTING WELL
APPROX. TEST PIT LOCATION
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. UTILITY POLE
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. 'X' INLET
PROP. 'B' INLET
PROP. 'E' INLET
PROP. YARD INLET
PROP. FLARED END SECTION
PROP. HEADWALL



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1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT	RRR
REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: JDG/RRR	DESIGNED BY: RJC	CHECKED BY: JCS	CHECKED BY: —
----------------------	---------------------	--------------------	------------------

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS
 BLOCK 166.15, LOT 9
 769 NORTHFIELD AVENUE (CR 508)
 TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ

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Offices conveniently located at:

ROBERT J. COLUCCO III

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

JOSEPH C. SPARONE

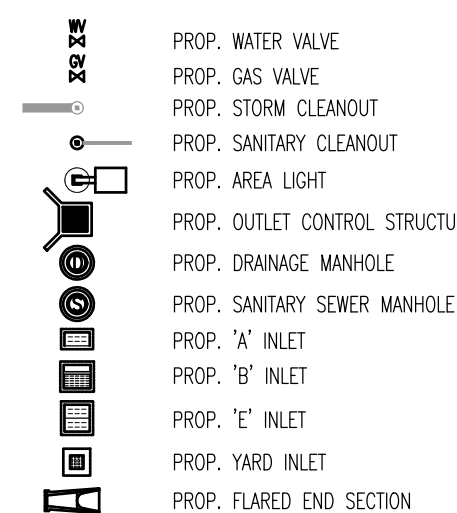
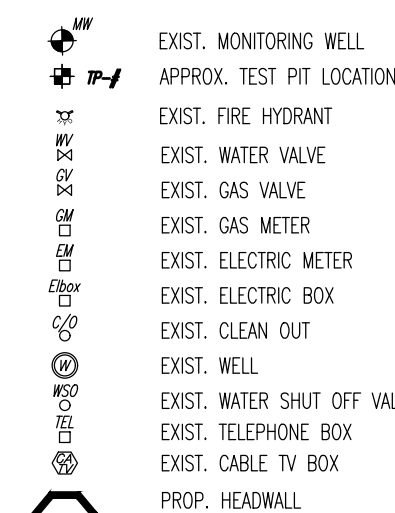
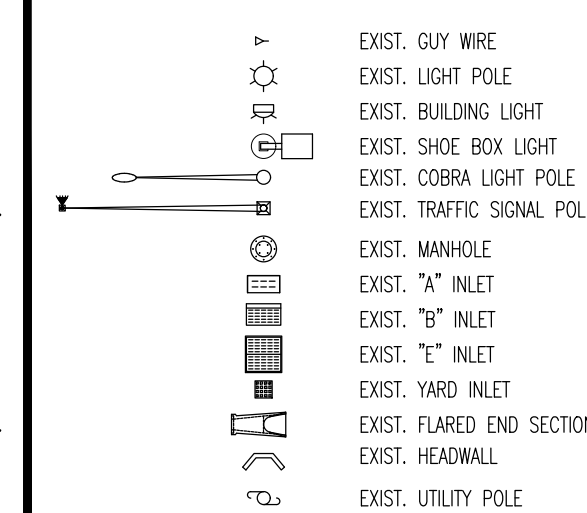
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TITLE: GRADING PLAN
(PHASE 1)

SCALE: (H) 1" = 30'	DATE: 08/06/2021
(V).	

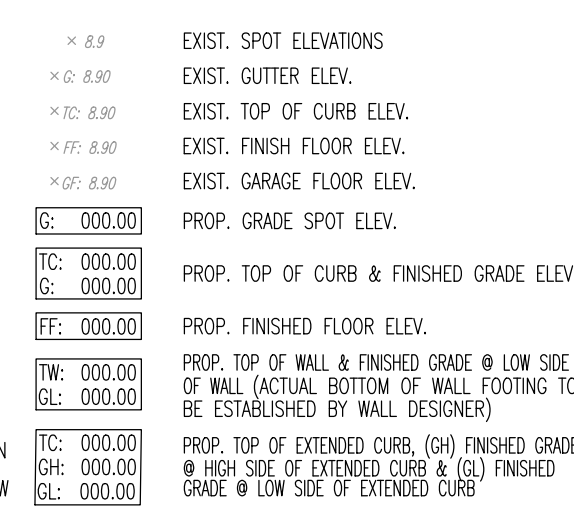
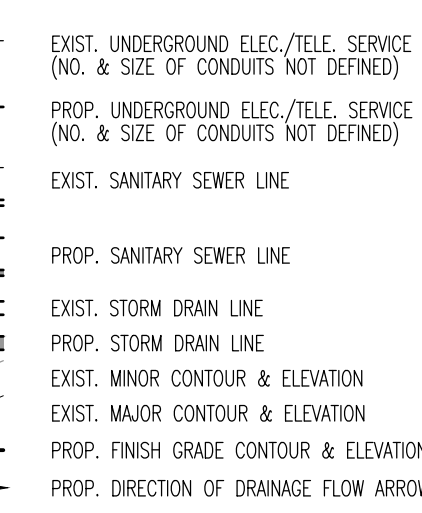
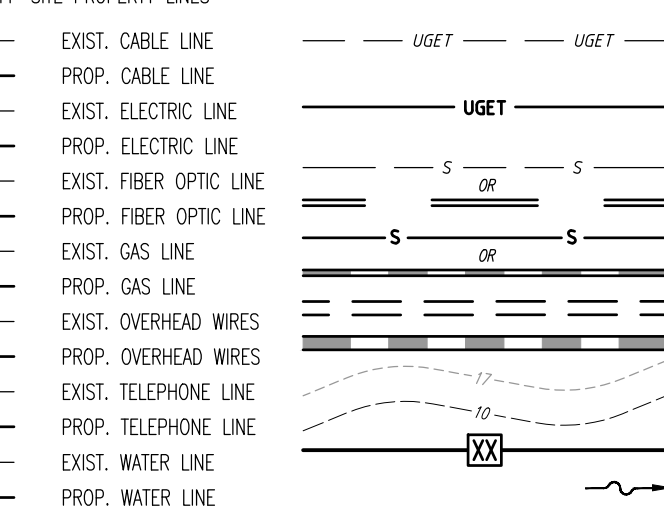
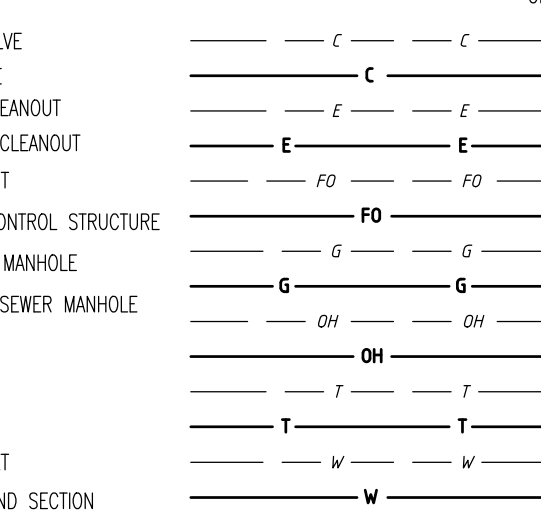
PROJECT No:
2530-99-006

SHEET No:	10	Rev. #:	
	OF 22		1

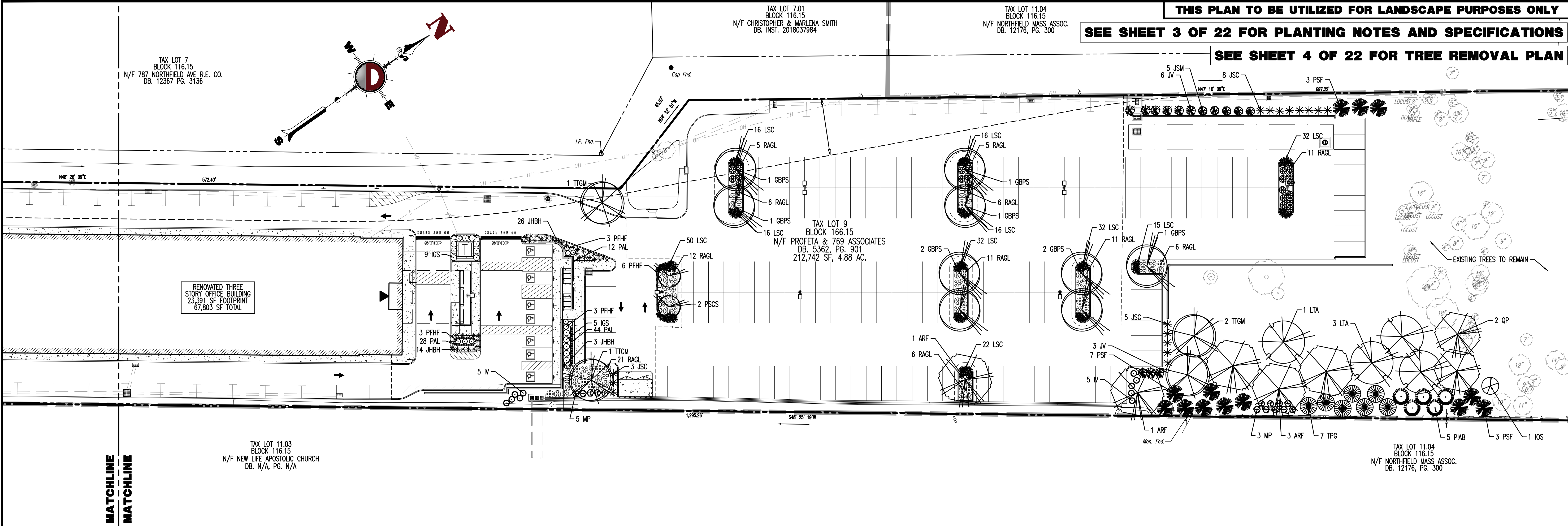


GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES



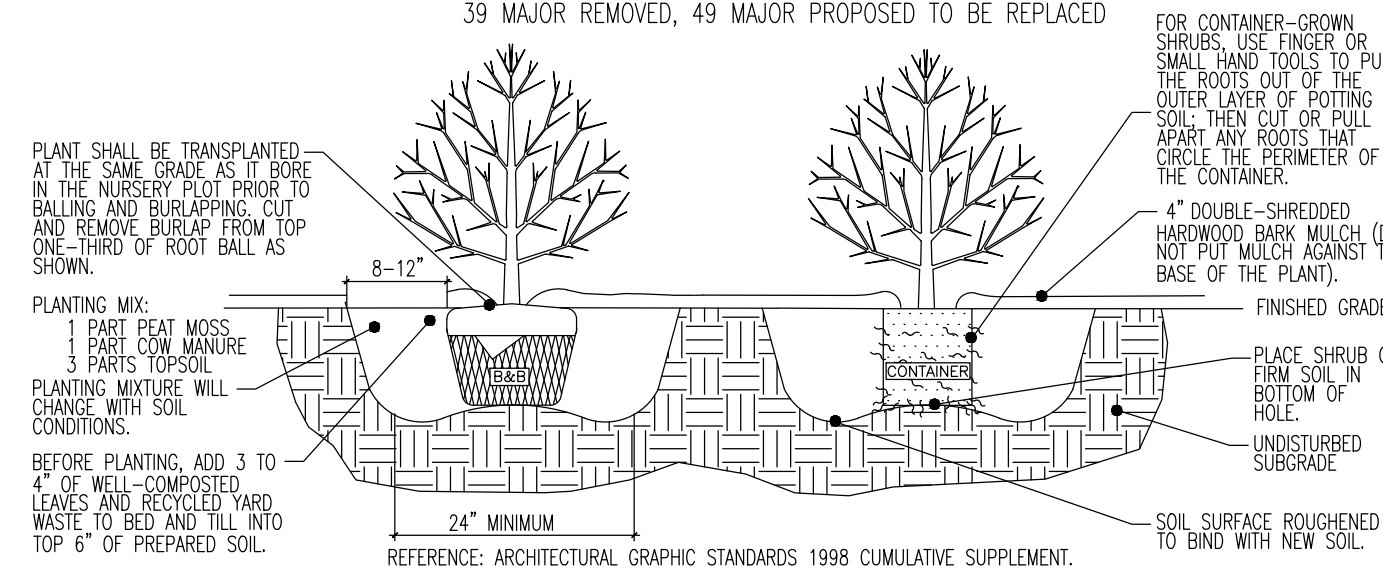
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File: P:\JECPC Projects\2530 Altera Development\99-006 West Orange\Draw\Site Plans\02530P100SL.dwg. ---> 13 LANDSCAPE PLAN (PHASE 1)



LANDSCAPE SCHEDULE

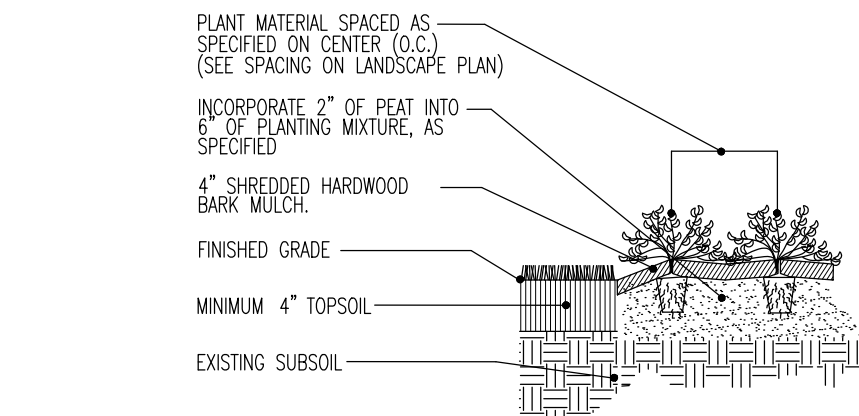
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARF*	5	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B
GBPS*	9	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY BRAND GINKGO	2 1/2-3" CAL.	B+B
LTA*	4	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM'	MAJESTIC BEAUTY TULIP TREE	2 1/2-3" CAL.	B+B
QP*	2	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
TTGM*	4	TILIA TOMENTOSA 'GREEN MOUNTAIN'	GREEN MOUNTAIN SILVER LINDEN	2 1/2-3" CAL.	B+B
	24				
ORNAMENTAL TREE(S)					
PSCS**	2	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2-2 1/2" CAL.	B+B
EVERGREEN TREE(S)					
IOS**	1	ILEX OPACA 'SATYR HILL'	SATYR HILL HOLLY	6-7'	B+B
JV**	9	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8'	B+B
PIAB*	5	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
PSF*	13	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	8-10'	B+B
TPG*	7	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8'	B+B
	35				
EVERGREEN SHRUB(S)					
IGS	14	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	24-30"	#3 CAN
JSC**	16	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6-7'	B+B
JSM**	5	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6-7'	B+B
	35				
DECIDUOUS SHRUB(S)					
IV	10	ITEA VIRGINICA 'HENRY'S CARNET'	GARNET SWEETSPICE	24-30"	#3 CAN
MP	14	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
PFHF	15	POTENTILLA FRUTICOSA 'KUPINPA'	HAPPY FACE PINK PARADISE CINQUEFOIL	24-30"	#3 CAN
	39				
GROUND COVER					
JHBH	43	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
RAGL	100	RHUS ARAMATICA 'GRO-LOW'	GRO-LOW SUMAC	2 GAL.	CONTAINER
	143				
PERENNIAL(S)					
LSC	247	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL.	CONTAINER
ORNAMENTAL GRASS(ES)					
PAL	84	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
* MAJOR REPLACEMENT TREE
** MINOR REPLACEMENT TREE
TOTAL TREES TO BE REMOVED AND REPLACED: 33 MINOR REMOVED, 33 MINOR PROPOSED TO BE REPLACED
39 MAJOR REMOVED, 49 MAJOR PROPOSED TO BE REPLACED



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

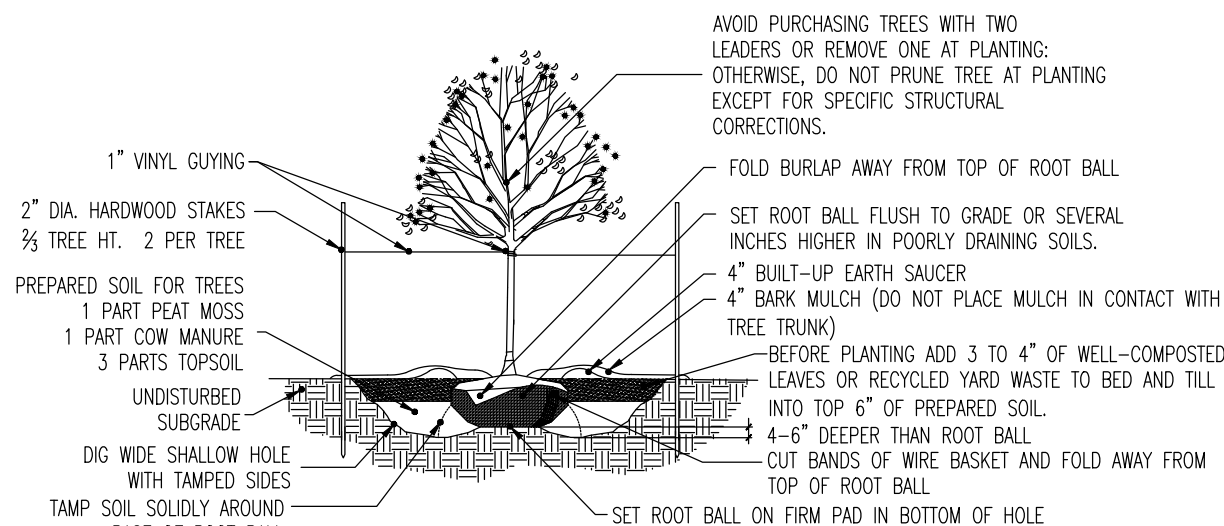
NOT TO SCALE



PERENNIAL/GROUND COVER PLANTING DETAIL

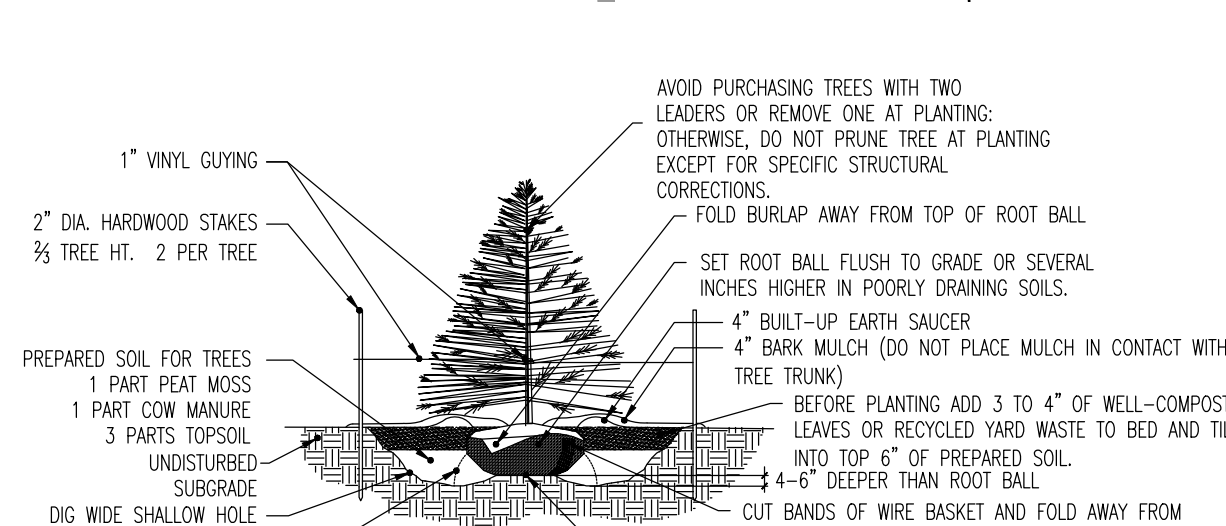
NOT TO SCALE

- NOTES:
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 - REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/2 FROM TOP ROOT BALL.
 - PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 - THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



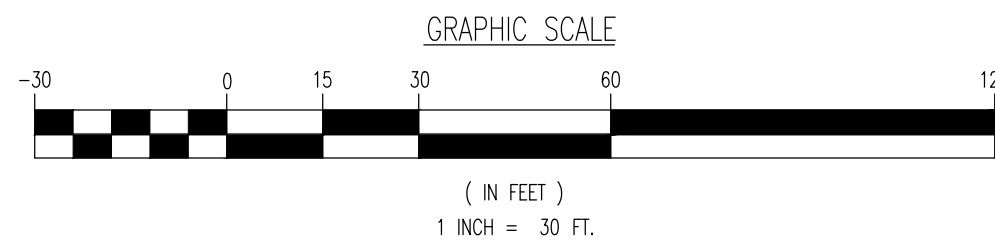
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

TOWNSHIP NOTES:

- TREE REMOVAL PERMIT SHALL BE SECURED BY THE CONTRACTOR PRIOR TO ANY SITE DISTURBANCE IN ACCORDANCE WITH TOWNSHIP ORDINANCE SECTION 25-27.4
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REV.	DATE	COMMENTS
1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT

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DRAWN BY: AS
DESIGNED BY: RJC
CHECKED BY: JCS
IN CHARGE: JCS

PROJECT: **ALTERA 769, LLC**
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ROBERT J. COLUCCO III
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 558851

MARLA A. ROLLER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE NO. 21A500053700

TITLE: **LANDSCAPE PLAN (PHASE 1)**

SCALE: (H) 1"=30'
(V) 1"=30'

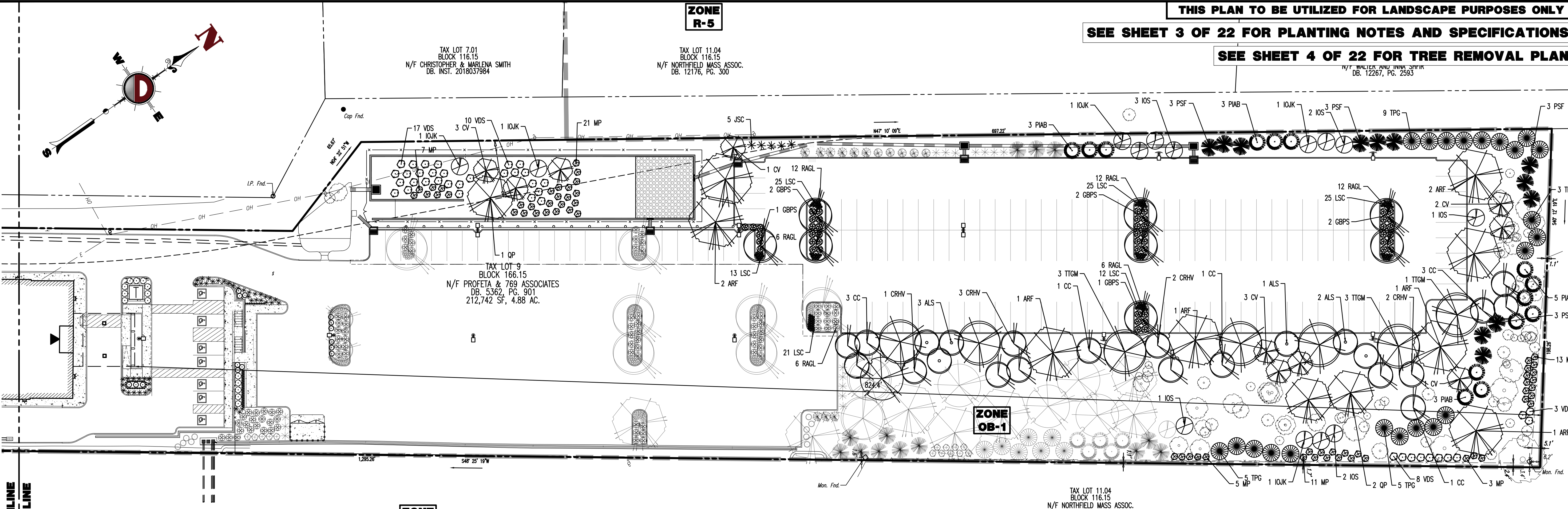
DATE: 08/06/2021

PROJECT NO: 2530-99-006

SHEET NO: **13**

Rev. #:

Plotted: 01/26/22 - 5:30 PM. By: russell
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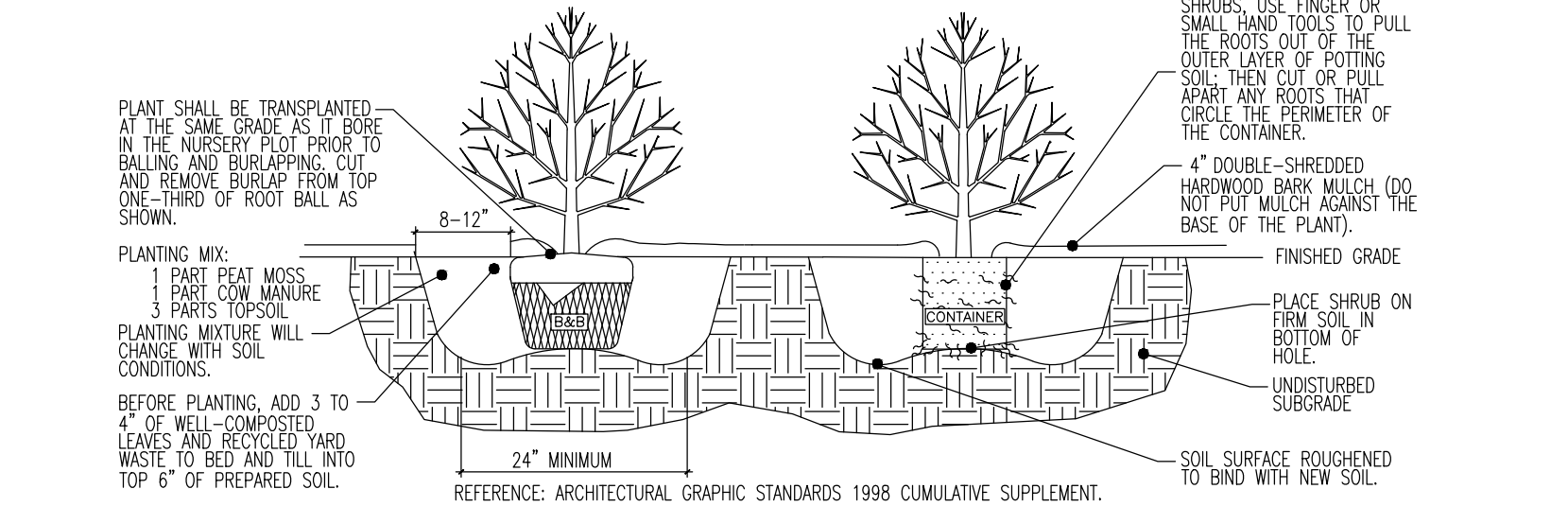


LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARF*	8	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B
GBPS*	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY BRAD GINKGO	2 1/2-3" CAL.	B+B
LTA*	1	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM'	MAJESTIC BEAUTY TULIP TREE	2 1/2-3" CAL.	B+B
QP*	3	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
TTGM*	7	TILIA TOMENTOSA 'GREEN MOUNTAIN'	GREEN MOUNTAIN SILVER LINDEN	2 1/2-3" CAL.	B+B
	27				
ORNAMENTAL TREE(S)					
ALS**	6	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	8-10'	B+B
CC**	9	CERCIS CANADENSIS	EASTERN REDBUD	8-10'	B+B
CRHV**	8	CORNUS X 'KN30-8'	VENUS DOGWOOD	8-10'	B+B
CV**	10	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6-8'	B+B
	33				
EVERGREEN TREE(S)					
IOJK**	5	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT AMERICAN HOLLY	6-7'	B+B
IOS**	9	ILEX OPACA 'SATYR HILL'	SATYR HILL HOLLY	6-7'	B+B
PIAB*	14	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
PSF*	12	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	6-7'	B+B
TPG*	22	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8'	B+B
	62				
EVERGREEN SHRUB(S)					
JSC**	5	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6-7'	B+B
DECIDUOUS SHRUB(S)					
MP	60	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
VDS	41	VIBURNUM DENTATUM 'SYNNESTVEDT' (CHICAGO LUSTRE)	SYNNESTVEDT ARROWWOOD VIBURNUM	3-4'	B+B
	TOT				
GROUND COVER					
RAGL	54	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2 GAL.	CONTAINER
PERENNIAL(S)					
LSC	121	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL.	CONTAINER

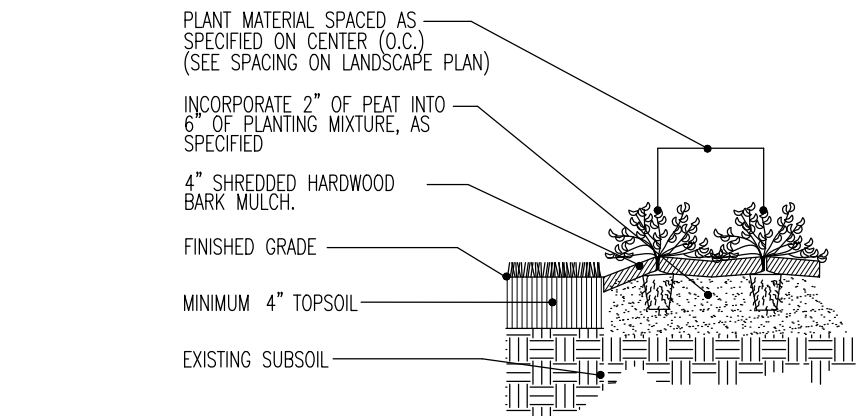
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
NOTE: **MAJOR TREE REPLACEMENT TREE.
***MINOR TREE REPLACEMENT TREE.

TOTAL TREES TO BE REMOVED AND REPLACED: 42 MINOR REMOVED, 52 MINOR PROPOSED TO BE REPLACED
50 MAJOR REMOVED, 75 MAJOR PROPOSED TO BE REPLACED



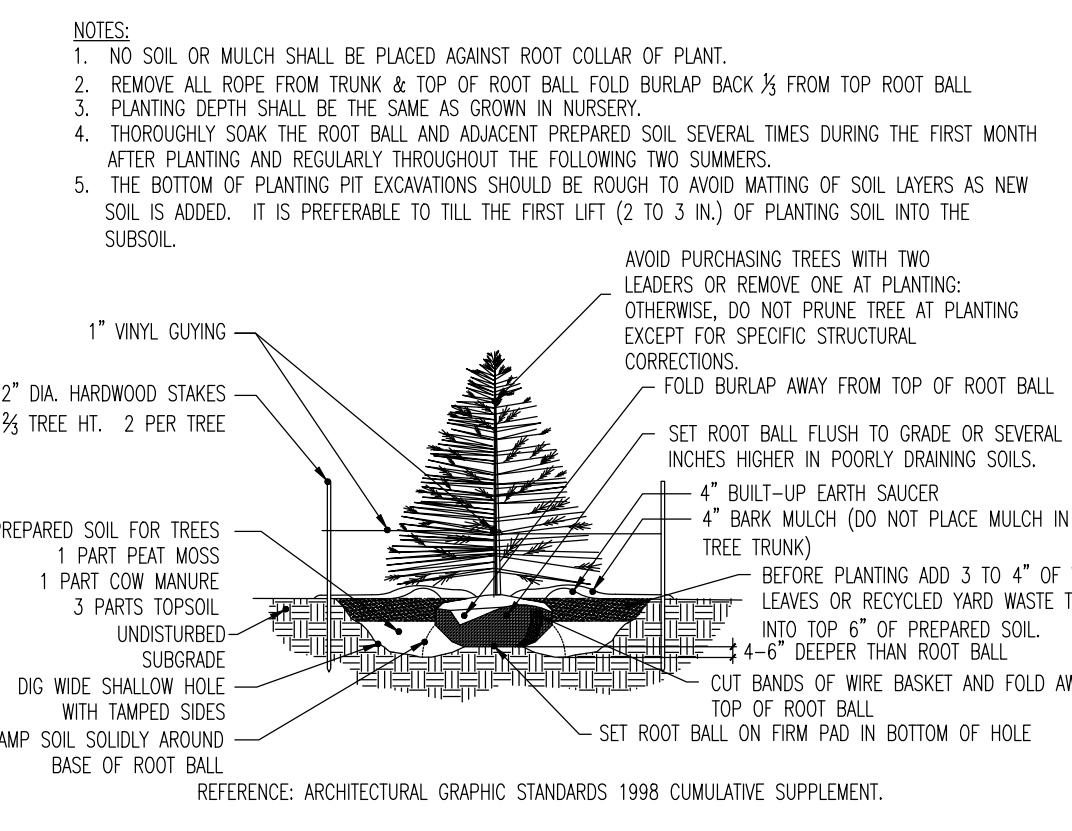
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



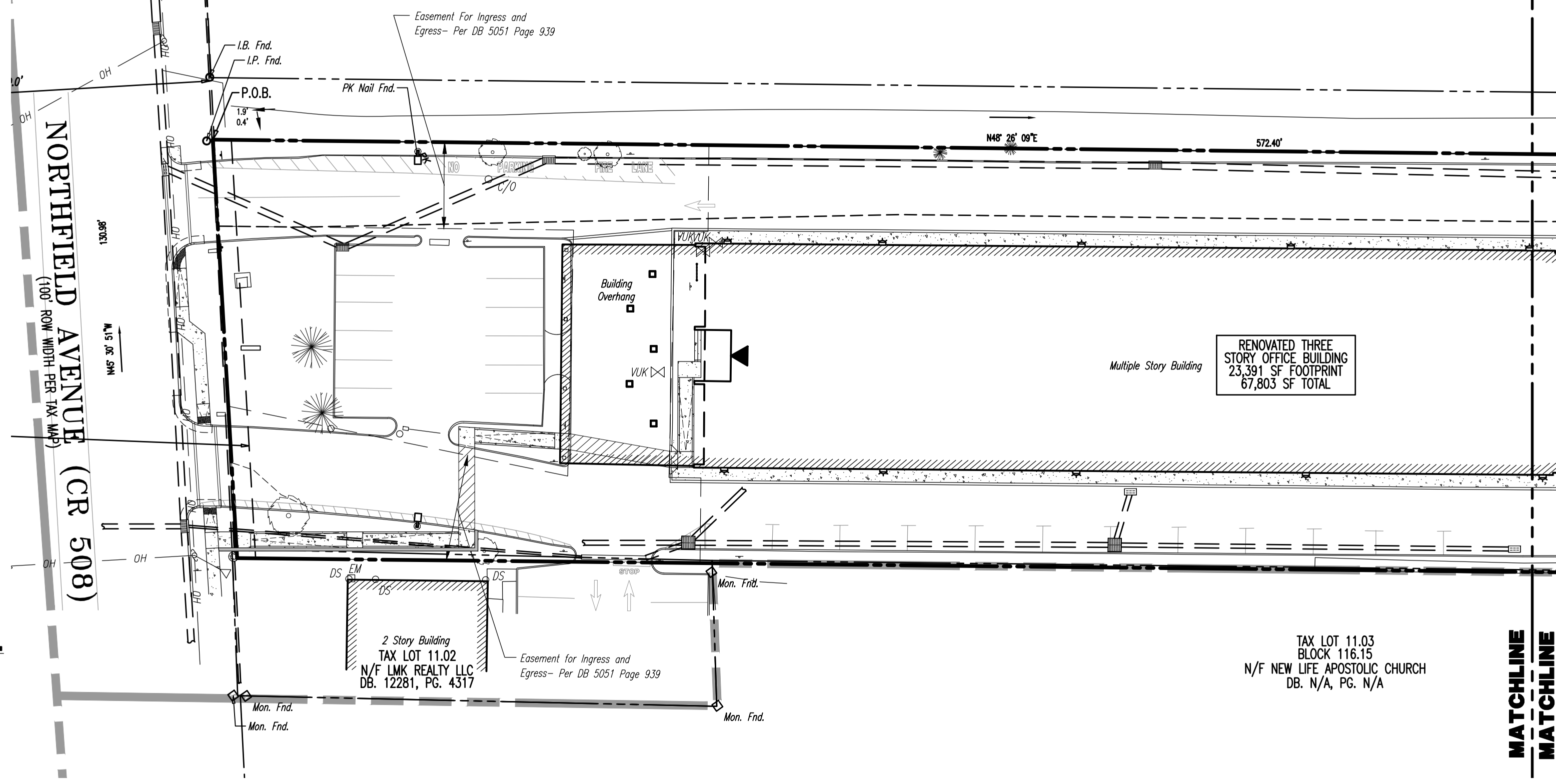
PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

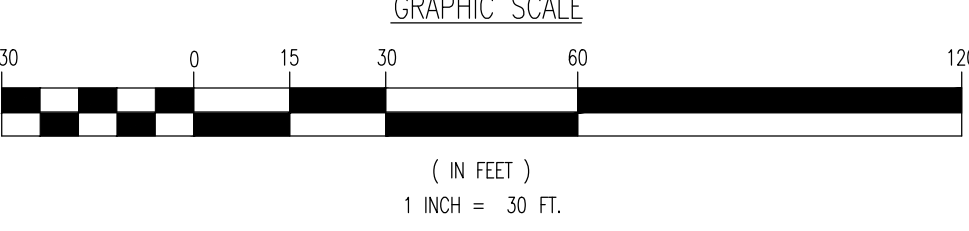
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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY
SEE SHEET 3 OF 22 FOR PLANTING NOTES AND SPECIFICATIONS
SEE SHEET 4 OF 22 FOR TREE REMOVAL PLAN

TOWNSHIP NOTES:

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1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT

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DESIGNED BY: M.L.R. CHECKED BY: J.C.S.
DRAWN BY: M.L.R. CHECKED BY: J.C.S.

PROJECT: **ALTERA 769, LLC**
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MARLA A. ROLLER
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NEW JERSEY LICENSE NO. 21A500053700

TITLE: **LANDSCAPE PLAN (PHASE 2)**

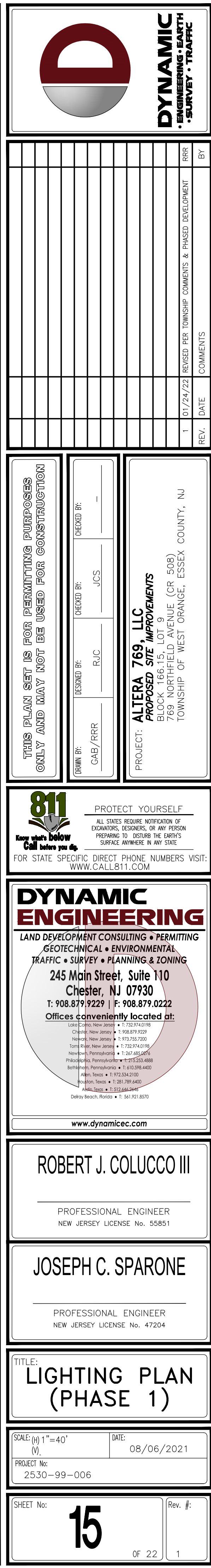
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(V) 1"=30'

DATE: 08/06/2021

PROJECT No: 2530-99-006

SHEET No: **14** Rev. #:

OF 22 1

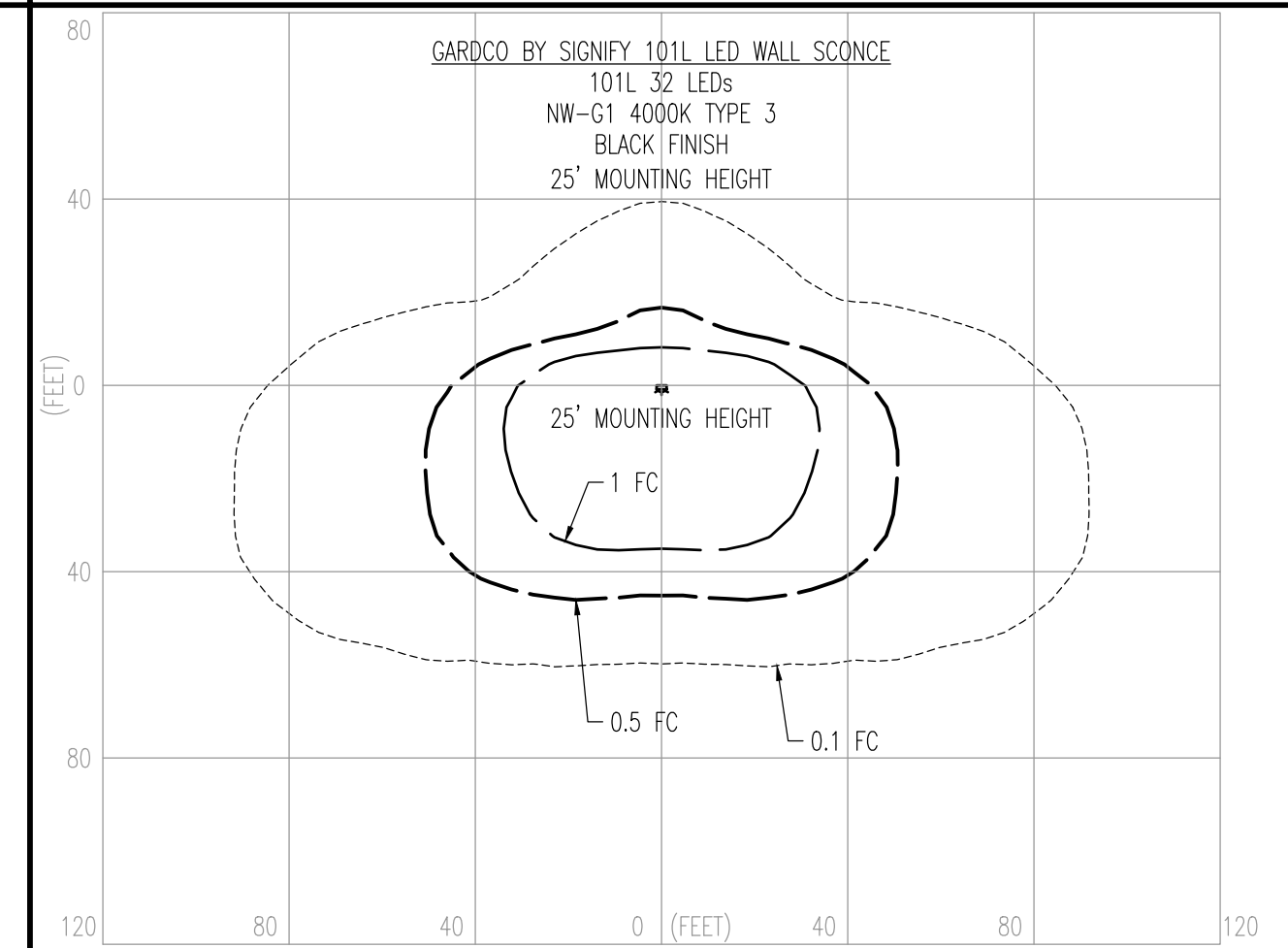
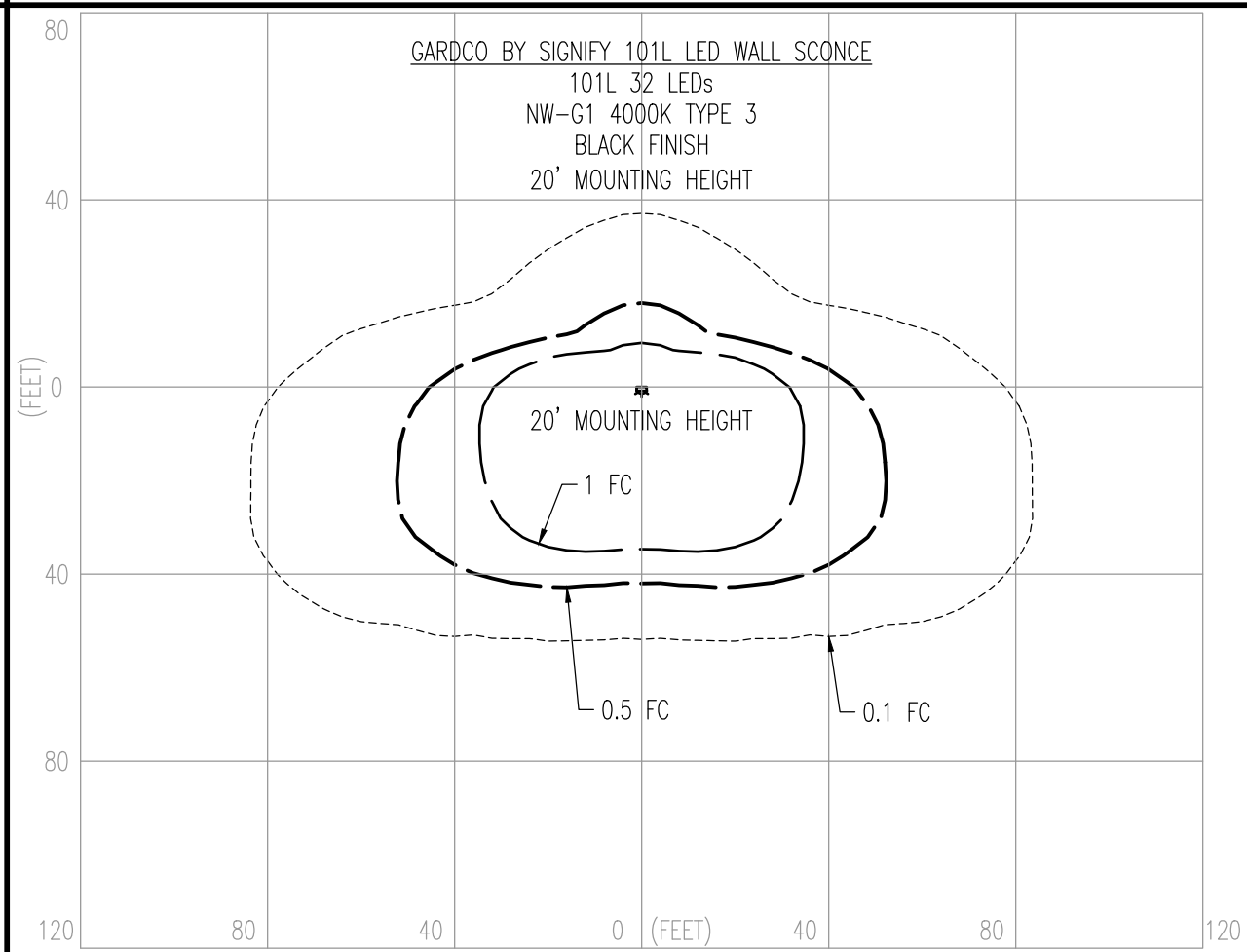
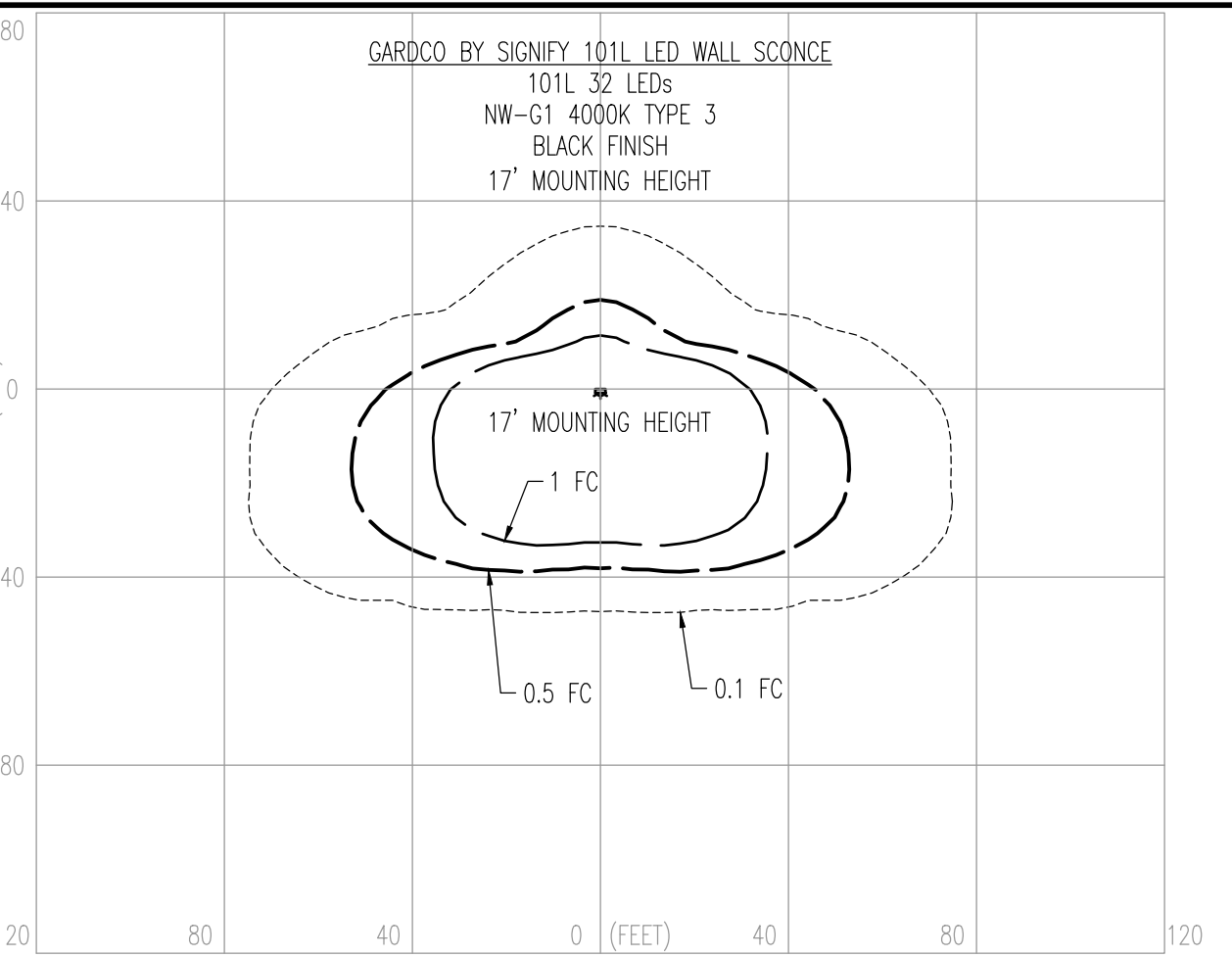
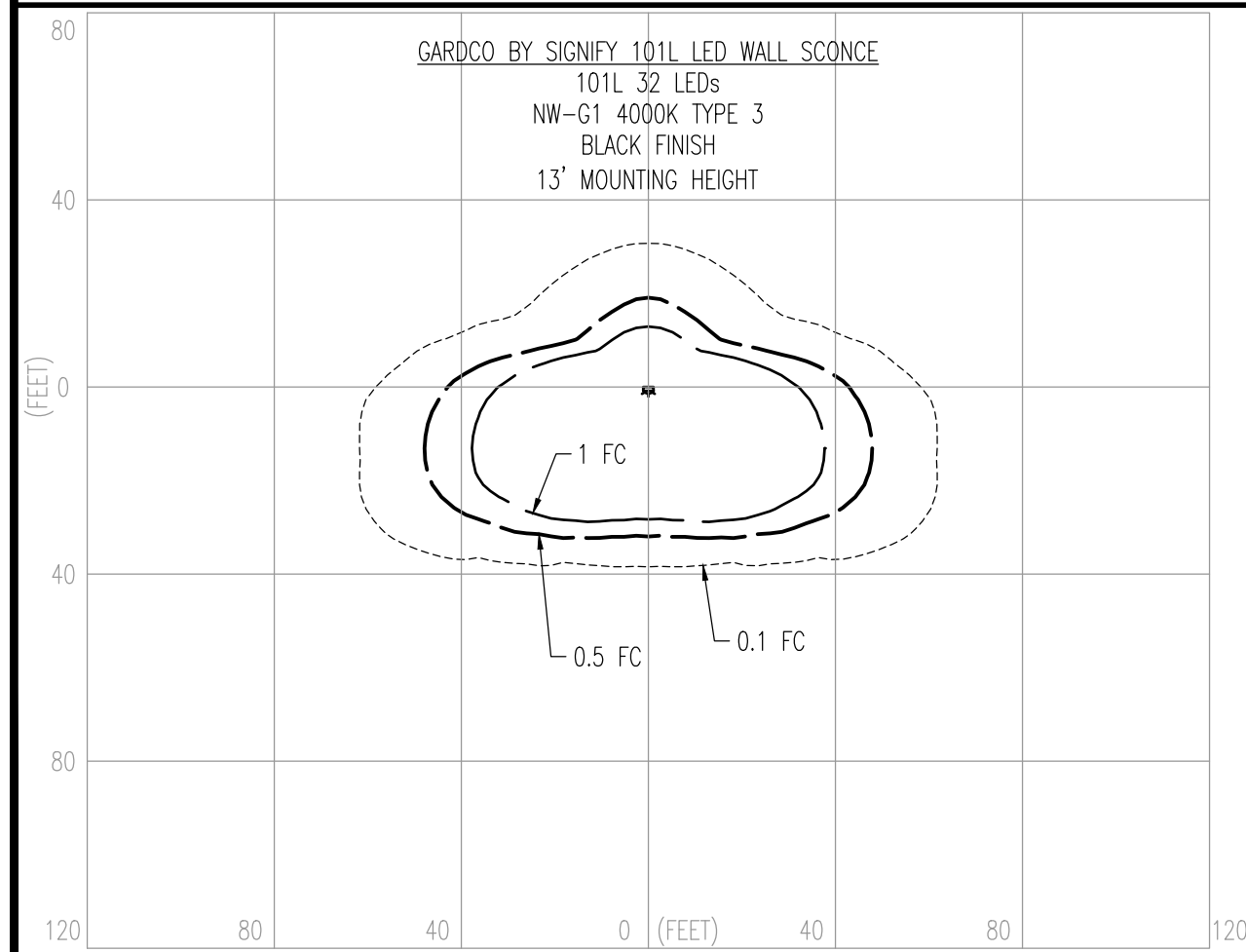
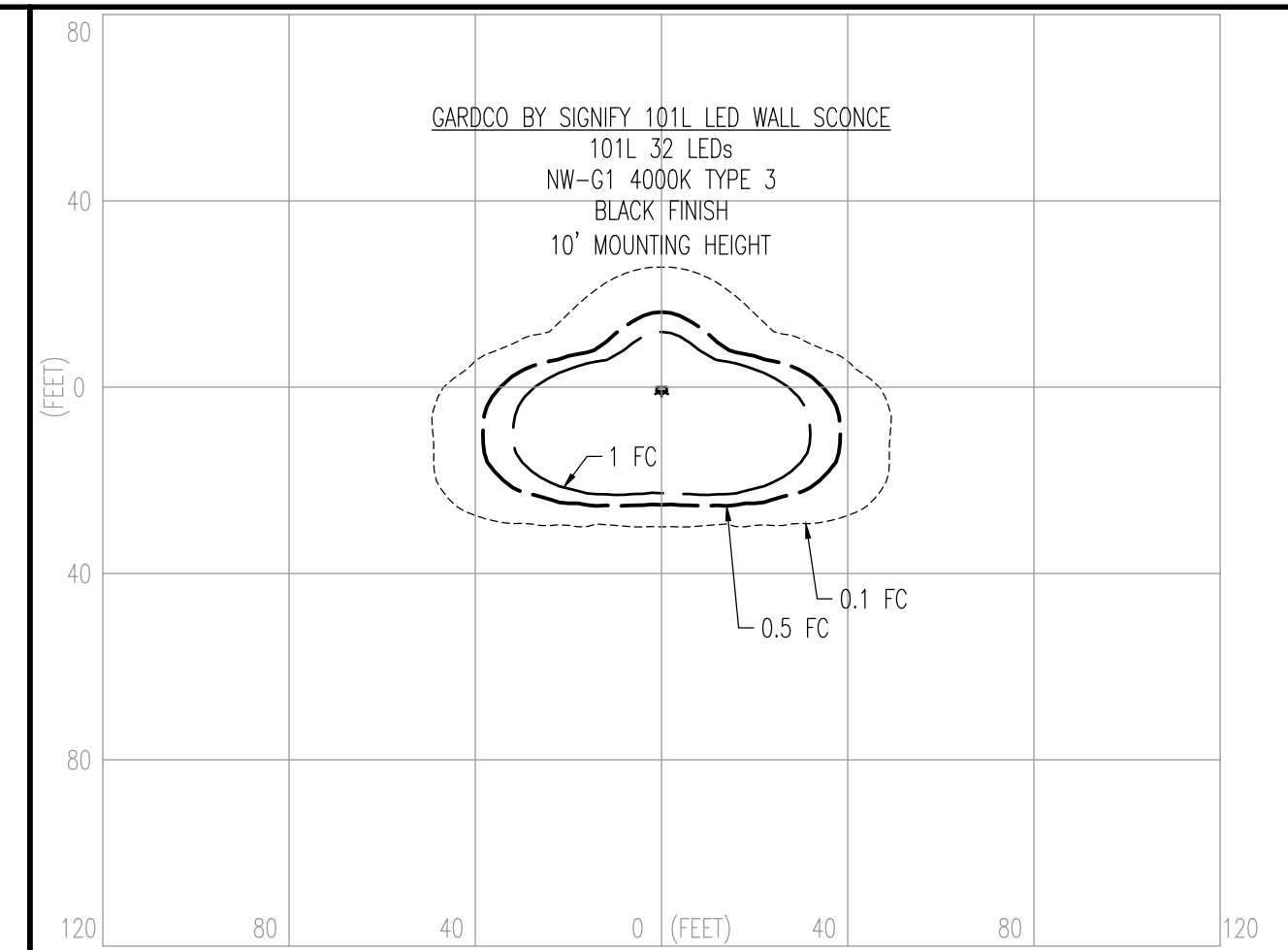
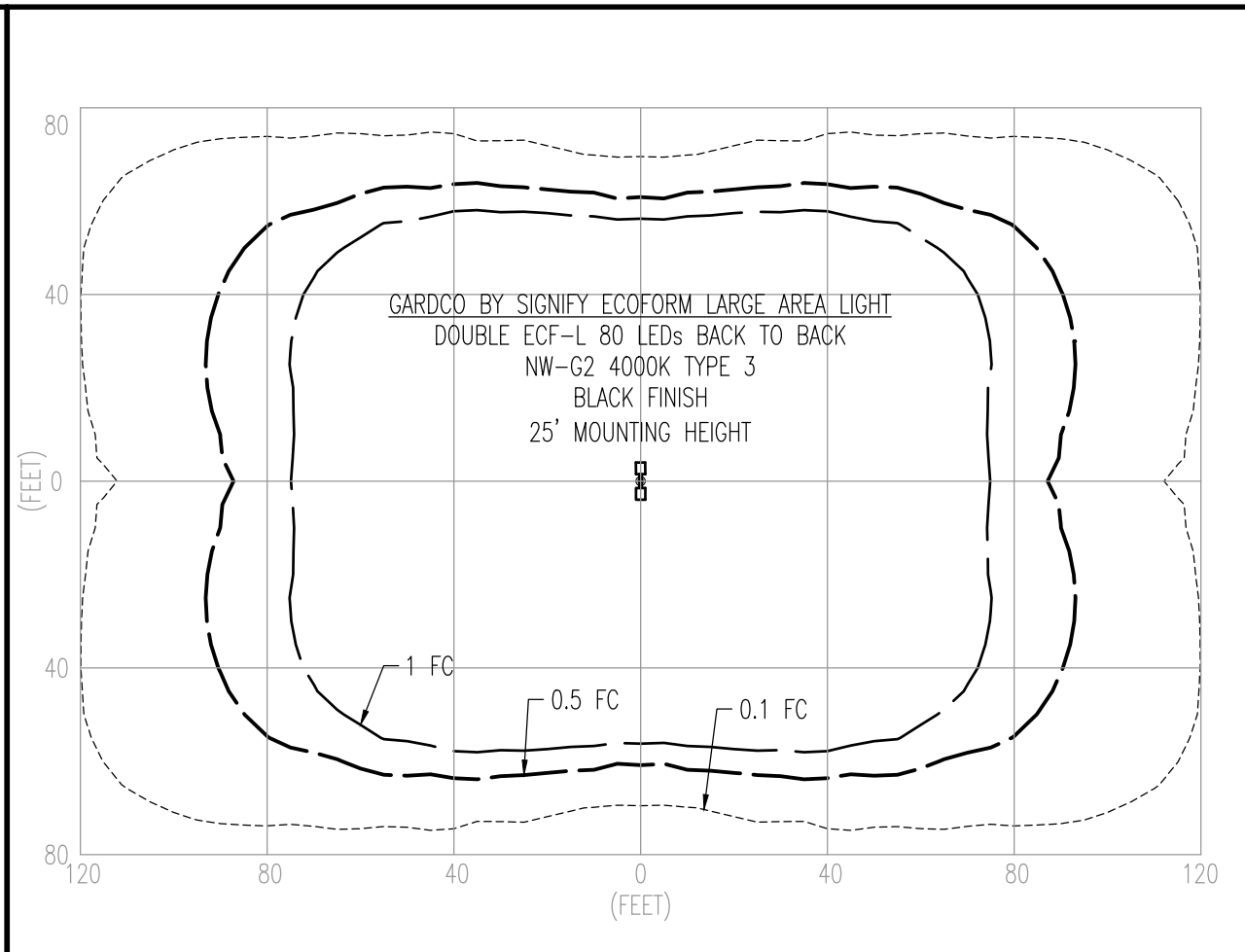
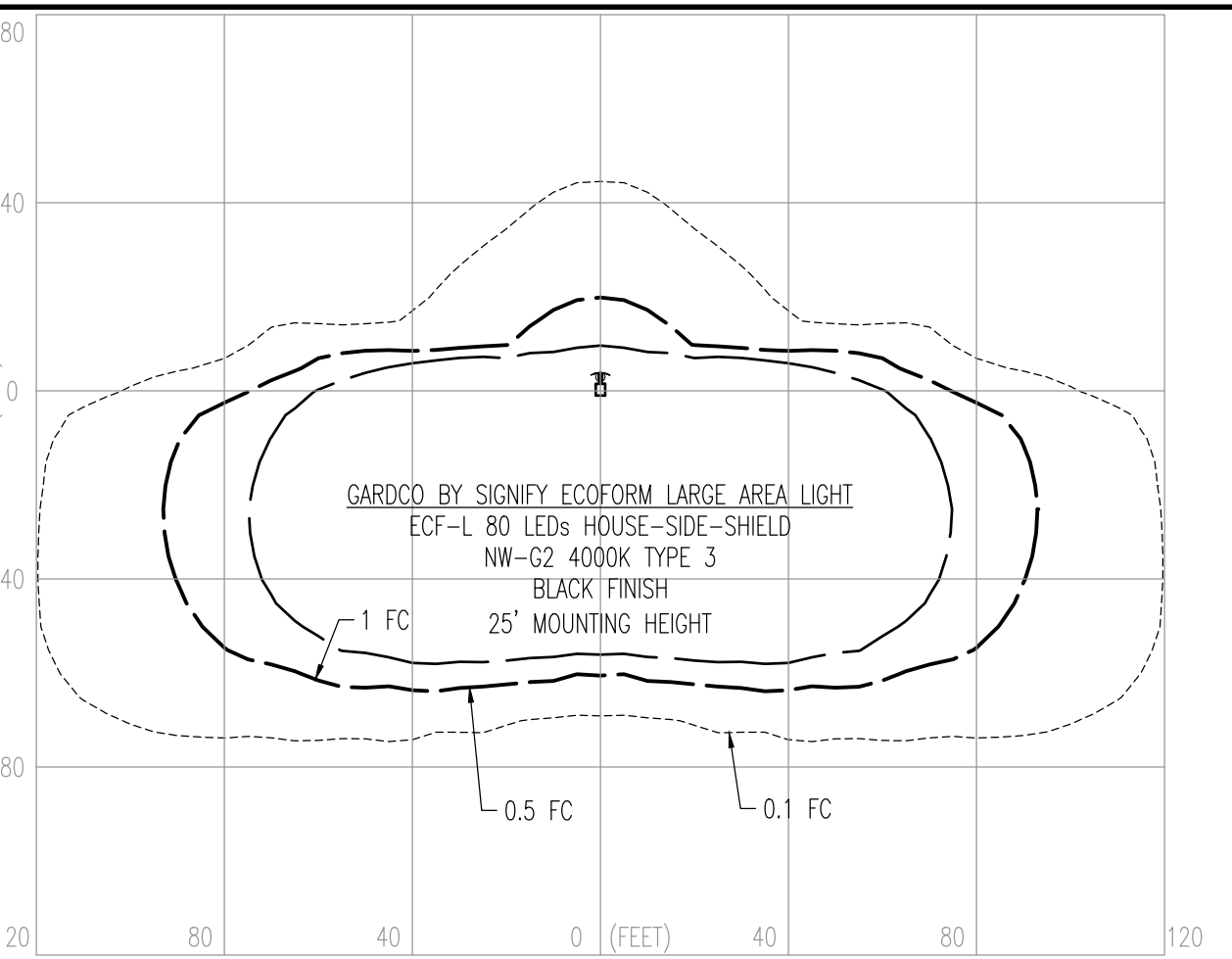
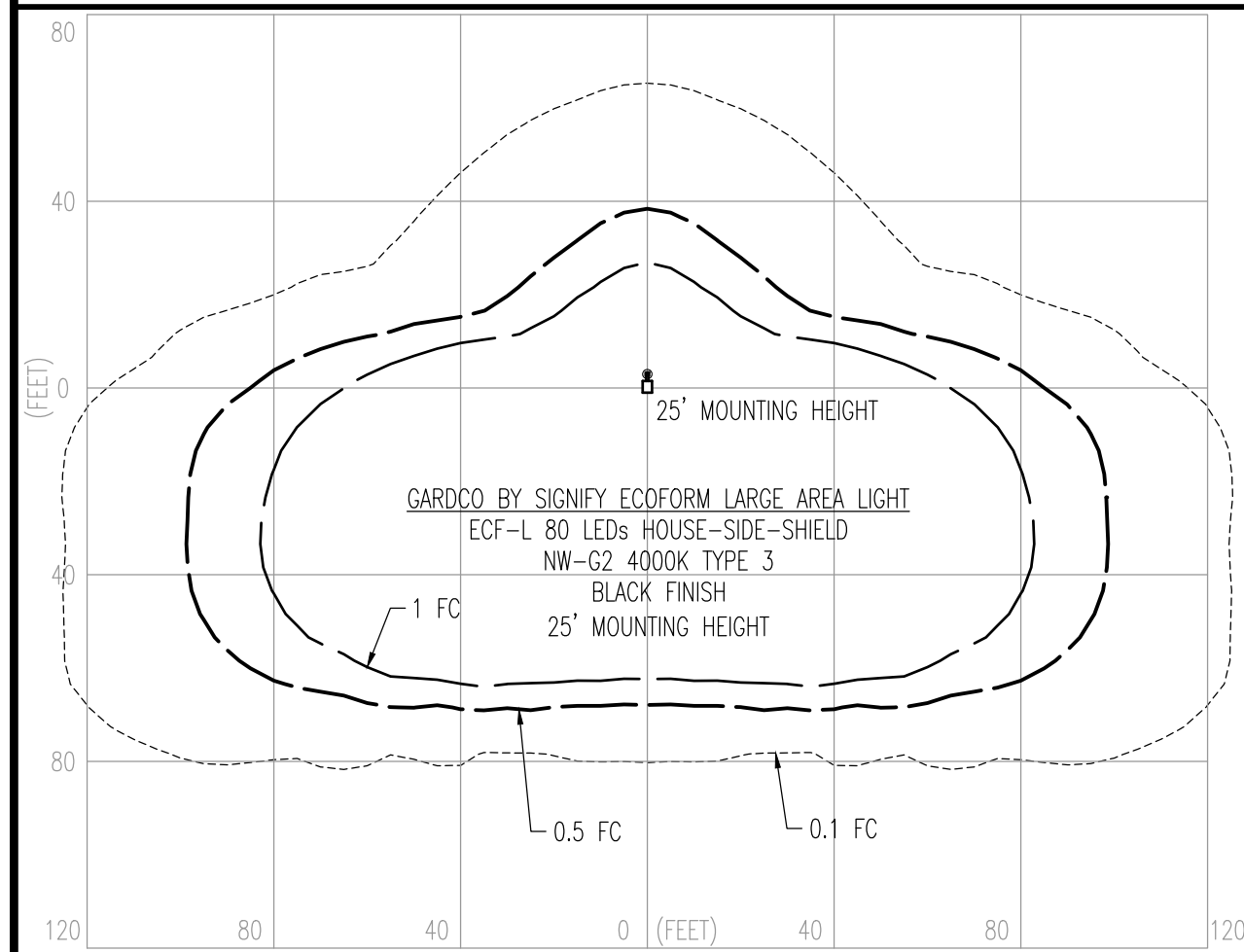


LIGHTING NOTES

1. THIS LIGHTING PLAN ILLUSTRATES LIGHTING LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS LIGHTING MAINTENANCE, TOLERANCES IN WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND QUADRANT POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT.



TOWNSHIP NOTE
GENERAL HOURS OF OPERATION FOR THE PROPOSED LIGHTING SHALL BE BETWEEN 5 PM AND 11 PM WITH EXCEPTION OF LIGHTING NEEDED FOR SECURITY PURPOSES.

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ROBERT J. COLUCCO III

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

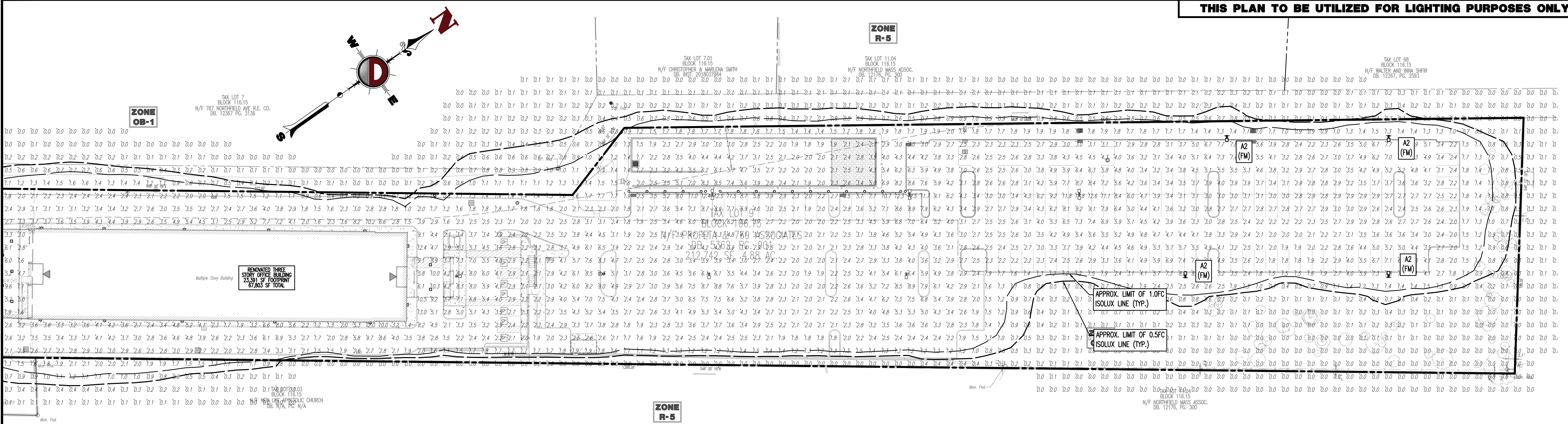
JOSEPH C. SPARONE

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TITLE: LIGHTING PLAN
(PHASE 1)

SCALE: (H) 1" = 40' (V)	DATE: 08/06/2021
PROJECT No: 2530-99-006	

SHEET No: 15 OF 22	Rev. #: 1
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THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SEE SHEET 22 OF 22 FOR ADDITIONAL LIGHTING DETAILS

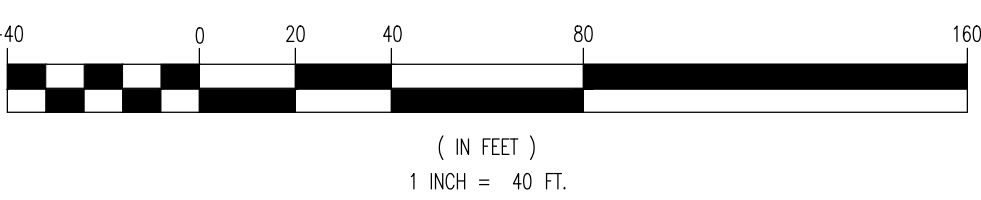
LIGHTING NOTES

- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND CURB/RAIL POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL	ILLUMINANCE	FC	1.55	13.0	0	N.A.	N.A.
PARKING AREA	ILLUMINANCE	FC	3.67	12.8	1.0	3.67	12.80
PEDESTRIAN WALKWAY	ILLUMINANCE	FC	3.49	12.0	0.9	3.87	13.33

GRAPHIC SCALE



TOWNSHIP NOTE

GENERAL HOURS OF OPERATION FOR THE PROPOSED LIGHTING SHALL BE BETWEEN 5 PM AND 11 PM WITH EXCEPTION OF LIGHTING NEEDED FOR SECURITY PURPOSES.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	MOUNTING HEIGHT	LUM. LUMENS	MANUFACTURER	DESCRIPTION	FILENAME
@	4	A2	SINGLE	0.99	25'	29636	CARDCO-SIGNIFY	ECF-L-80L-1_2A-NW-G2-3-HS	ecf-l-80L-12a-nw-g2-3-hs.ies

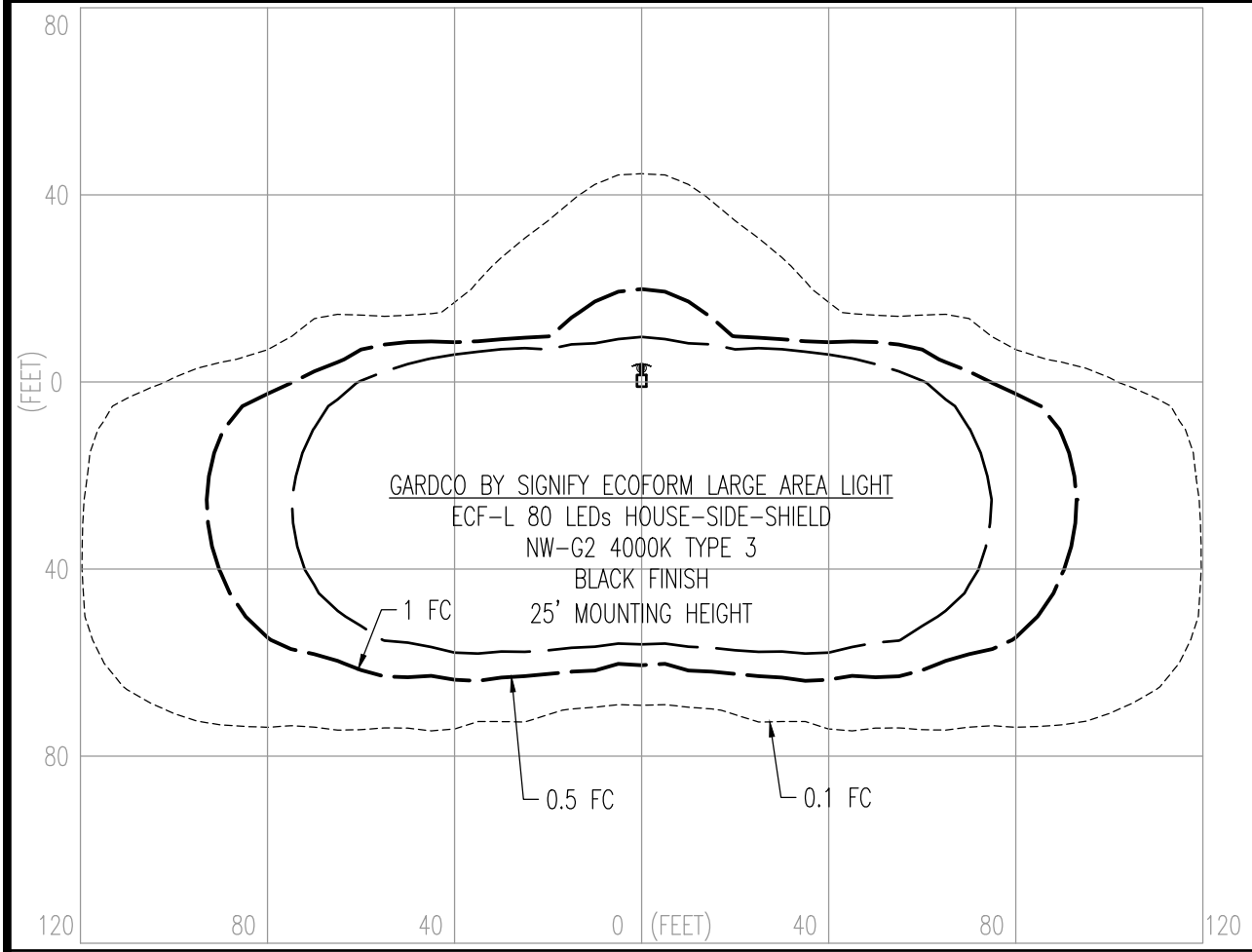
ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.

(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES. UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

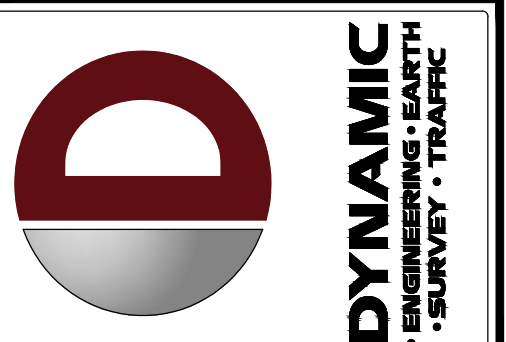
CANOPY LIGHT C1 ISOLUX PATTERN

SCALE: 1" = 40'



AREA LIGHT A2 ISOLUX PATTERN

SCALE: 1" = 40'



REV.	DATE	COMMENTS	BY
1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT	RRR

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: RRR
CHECKED BY: JCS
DESIGNED BY: RJC
PROJECT: ALTERA 769, LLC
PROPOSED SITE IMPROVEMENTS
BLOCK 166.15, LOT 9
769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ

811
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ROBERT J. COLUCCO III
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55851

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204

TITLE: **LIGHTING PLAN (PHASE 2)**

SCALE: (H) 1" = 40'
(V) 1" = 40'

DATE: 08/06/2021

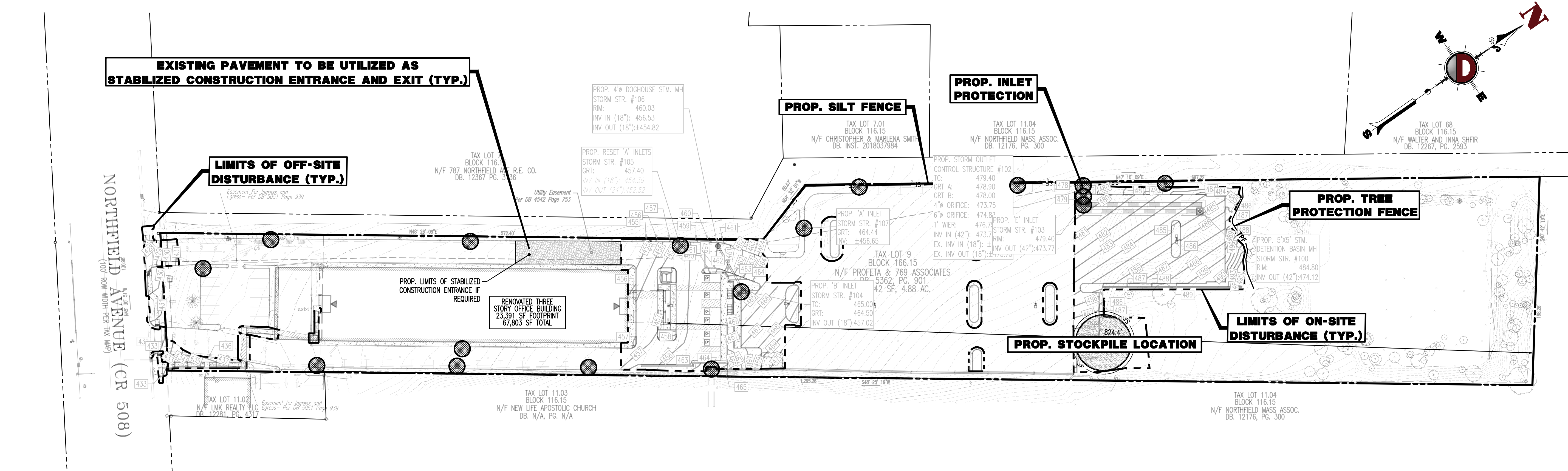
PROJECT No: 2530-99-006

SHEET No: **16** OF 22

Rev. #:

Plotted: 01/26/22 -- 5:36 PM, By: russell
File: P:\JECPC PROJECTS\2530 Altera Development\99-006 West Orange\DWG\Site Plans\02530P100SE1.dwg, ---> 17 SOIL EROSION & SEDIMENT CONTROL PLAN (PHASE 1)

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



STANDARD FOR DUST CONTROL

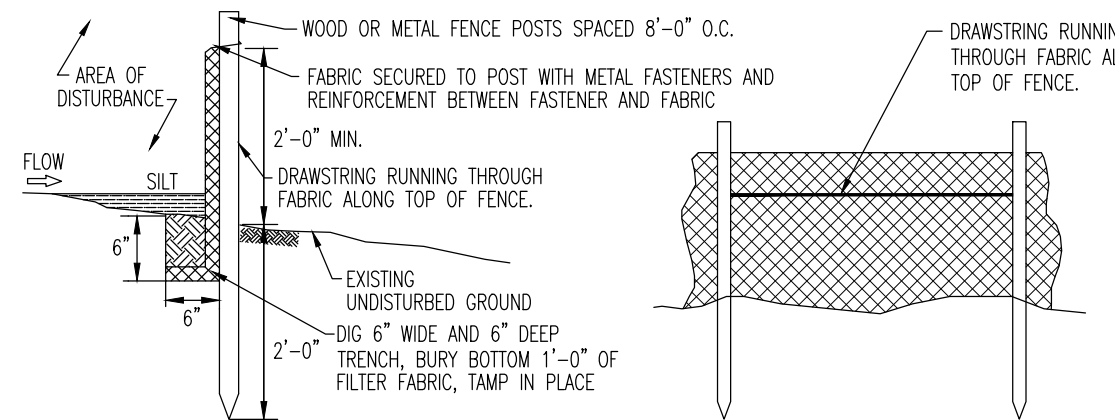
DEFINITION - THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.
PURPOSE - TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF- SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.
WHERE APPLICABLE - THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY.
VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.
SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT	7:1	COARSE SPRAY	1,200
EMULSION			
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

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 GRANULES 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.

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 MAJORITY OF THE LIMITS OF DISTURBANCE ARE 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 AN "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED." ADDITIONALLY THE LIMITS OF DISTURBANCE WITHIN EXISTING WOODED AREAS UNDER IS PROPOSED TO BE REPLACED UNDER PROPOSED CONDITIONS WITH A PARKING LOT SURFACE REQUIRED TO SUPPORT POST-CONSTRUCTION VEHICULAR TRAFFIC LOADS WITH UNDER LYING SHALLOW BEDROCK CONDITIONS. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR SOIL EROSION AND SEDIMENT CONTROL (REVISED JULY 2017), THESE AREAS ALSO FALL UNDER THE SOIL COMPACTION EXEMPTION LIST.



1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACES FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ACCESS THROUGH.

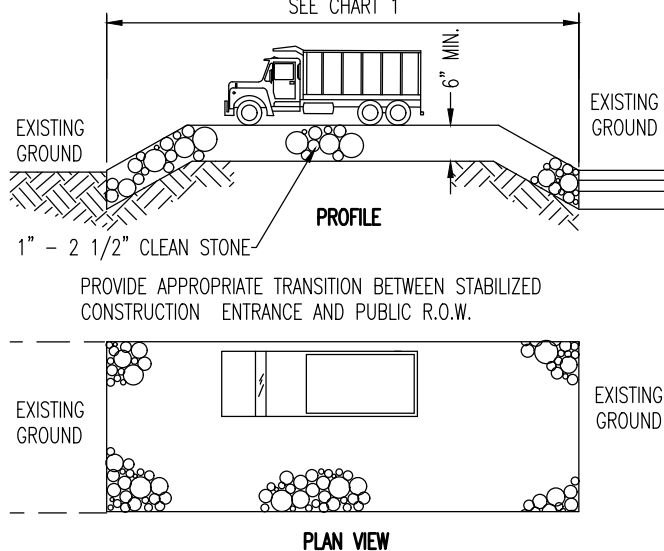
SILT FENCE DETAIL
NOT TO SCALE

LIMIT OF DISTURBANCE ON-SITE = 43,357 SF. (0.99 Ac.)

LIMIT OF DISTURBANCE OFF-SITE = 1,673 SF. (0.04 Ac.)

SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER SILT FENCING AND TREE PROTECTION FENCING. (1 DAY)
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION. (2 WEEKS)
PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES. (2 WEEKS)
PHASE 4: COMPLETE BUILDING CANOPY AND RETAINING WALL CONSTRUCTION. (2-3 MONTHS)
PHASE 5: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING. (3 WEEKS)
PHASE 6: FINAL GRADE SITE (1 WEEK)
PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (2 WEEKS)
PHASE 8: REMOVED ALL SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING INLET PROTECTION, TREE PROTECTION FENCING, AND DOWN SLOPE PERIMETER SILT FENCING UPON COMPLETION. (1 DAY)

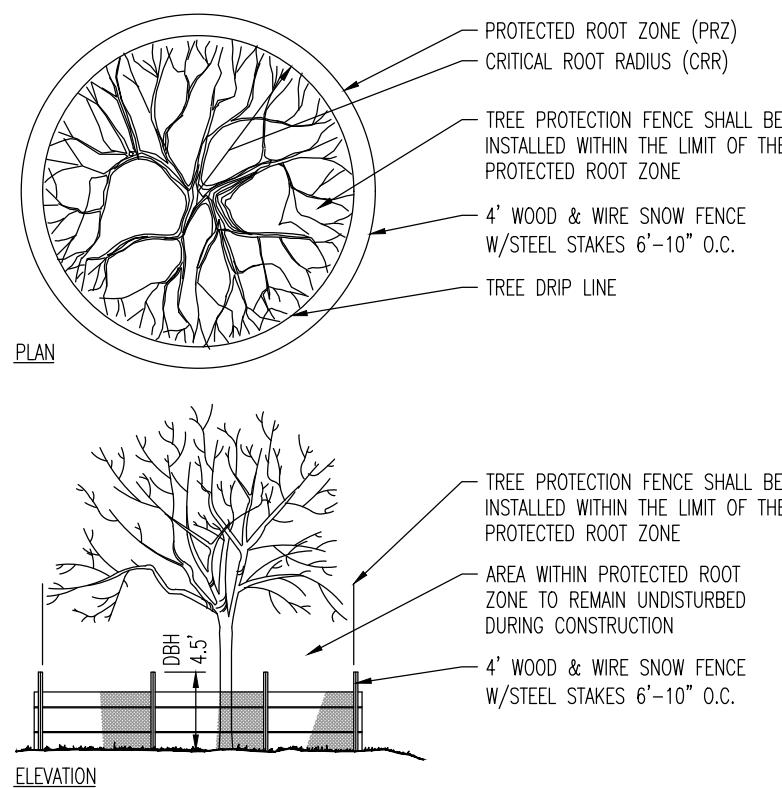


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABR BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTE:
TRUCKS TO BE CLEARED OF DIRT AND DEBRIS AND ACCESS AREA TO BE SWEEP CLEAN EVERY DAY OR A STABILIZED CONSTRUCTION ACCESS IS TO BE PROVIDED.

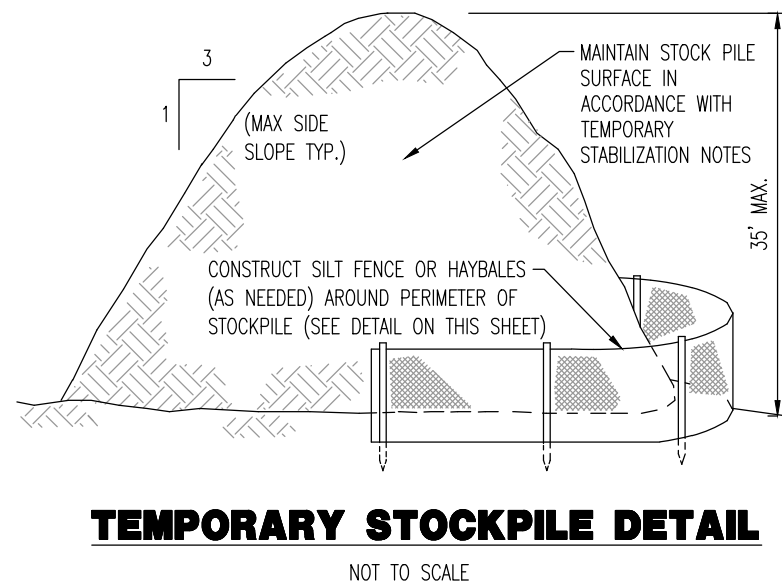
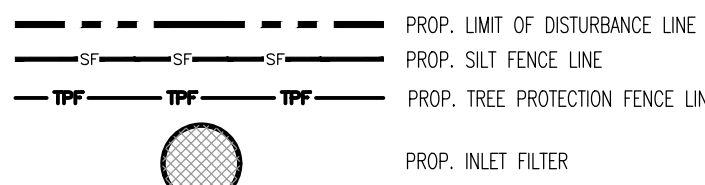


ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0, EXPRESS THE RESULT IN FEET

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

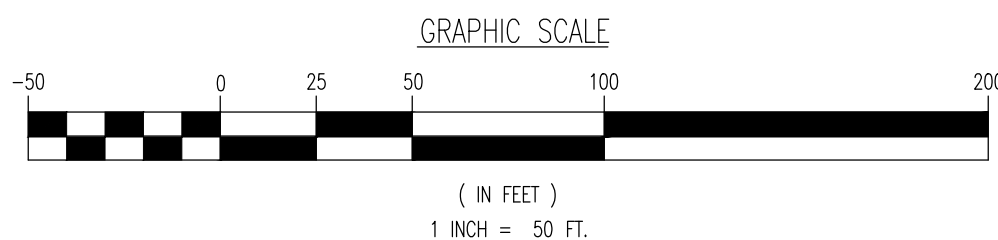
TREE PROTECTION DURING SITE CONSTRUCTION DETAIL
NOT TO SCALE

EROSION CONTROL LEGEND



TEMPORARY STOCKPILE DETAIL
NOT TO SCALE

SEE SHEET 3 OF 22 FOR SOIL EROSION & SEDIMENT CONTROL NOTES



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REV.	DATE	COMMENTS
1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT

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DRAWN BY: CAB/ARR
DESIGNED BY: RJC
CHECKED BY: JCS

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS
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TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ

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www.dynamiccc.com

ROBERT J. COLUCCO III

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55851

JOSEPH C. SPARONE

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN (PHASE 1)**

SCALE: (H) 1"=50'
(V) 1"=10'

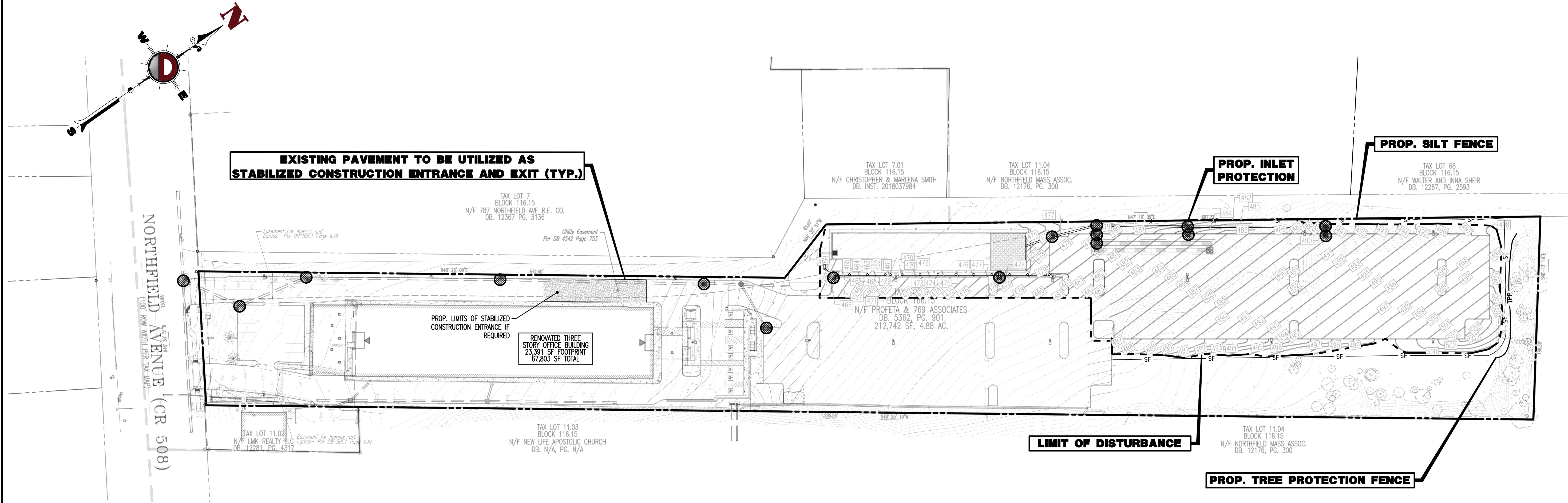
DATE: 08/06/2021

PROJECT No: 2530-99-006

SHEET No: **17** OF 22

Rev. #:

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



STANDARD FOR DUST CONTROL

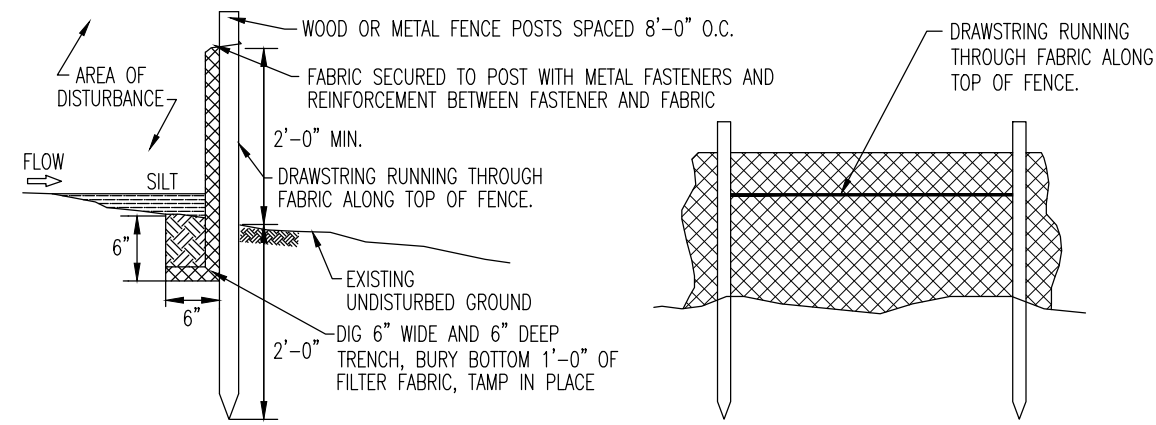
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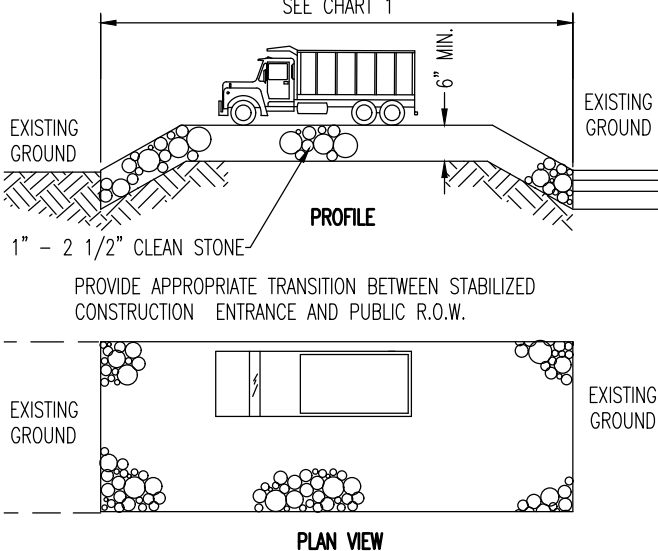


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2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT.
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7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
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SILT FENCE DETAIL
NOT TO SCALE

SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERMETER SILT FENCING AND TREE PROTECTION FENCING. (1 DAY)
- PHASE 2: CLEAR AND ROUGH GRADE FOR OTHER STRUCTURES REQUIRING EXCAVATION. (2 WEEKS)
- PHASE 3: EXCAVATE, CONSTRUCT AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES. (3-4 WEEKS)
- PHASE 4: COMPLETE RETAINING WALL CONSTRUCTION. (2-3 MONTHS)
- PHASE 5: EXCAVATE CONSTRUCT AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING. (3 WEEKS)
- PHASE 6: FINAL GRADE SITE. (1 WEEK)
- PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (2 WEEKS)
- PHASE 8: REMOVED ALL SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING INLET PROTECTION, TREE PROTECTION FENCING, AND DOWN SLOPE PERMETER SILT FENCING UPON COMPLETION. (1 DAY)

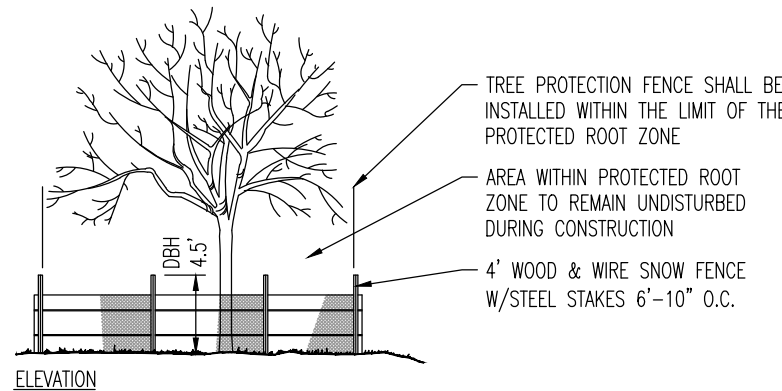
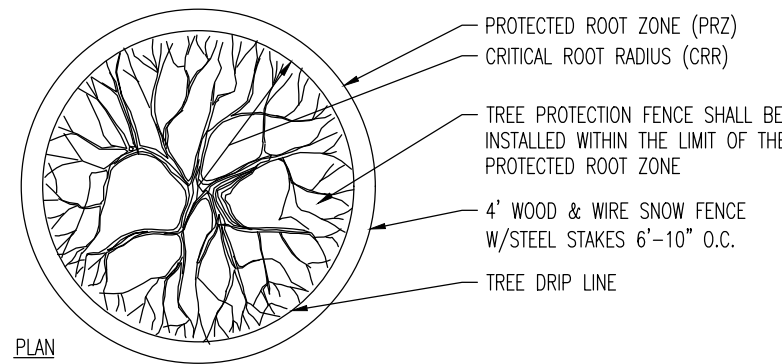


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH PABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTE:
TRUCKS TO BE CLEARED OF DIRT AND DEBRIS AND ACCESS AREA TO BE SWEEP CLEAN EVERY DAY OR A STABILIZED CONSTRUCTION ACCESS IS TO BE PROVIDED.



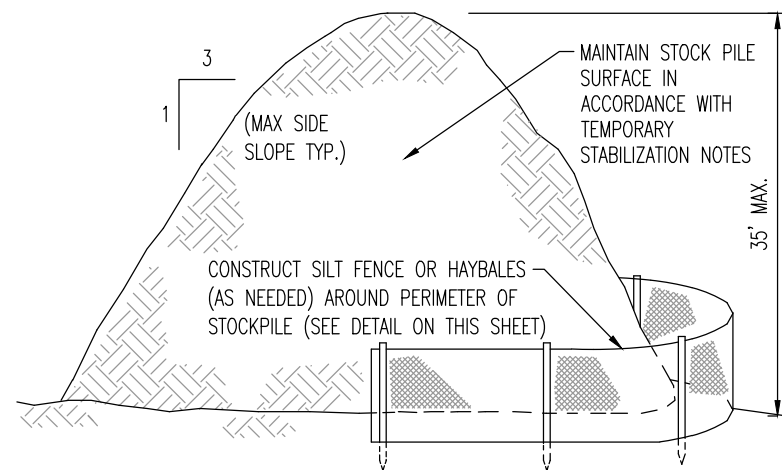
ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL
NOT TO SCALE

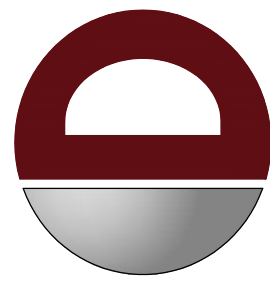
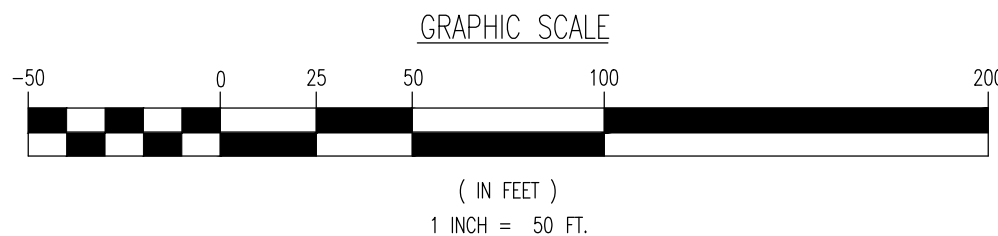
EROSION CONTROL LEGEND

- SF --- SF --- SF --- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- TPF --- TPF --- TPF --- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER



TEMPORARY STOCKPILE DETAIL
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SEE SHEET 3 OF 22 FOR SOIL EROSION & SEDIMENT CONTROL NOTES



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DESIGNED BY: JCS
CHECKED BY: JCS
DRAWN BY: CAB/ARR
R/C

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS
BLOCK 166.15, LOT 9
769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ



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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55851

JOSEPH C. SPARONE

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204

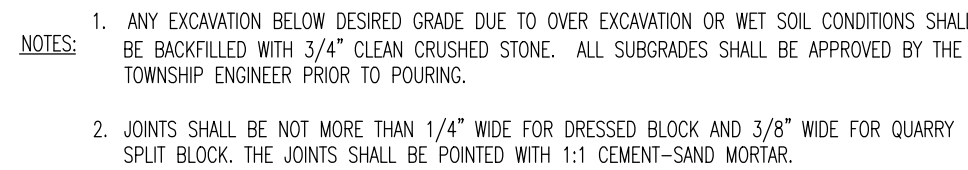
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SCALE: (H) 1"=50'
(V) 1"=10'

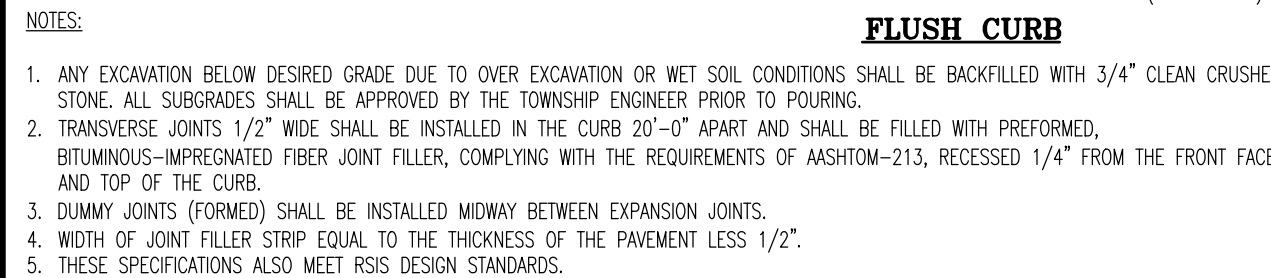
DATE: 08/06/2021
PROJECT No: 2530-99-006

SHEET No: 18 OF 22

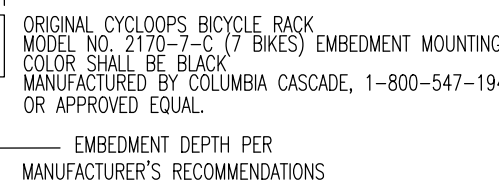
Rev. #:



NOT TO SCALE



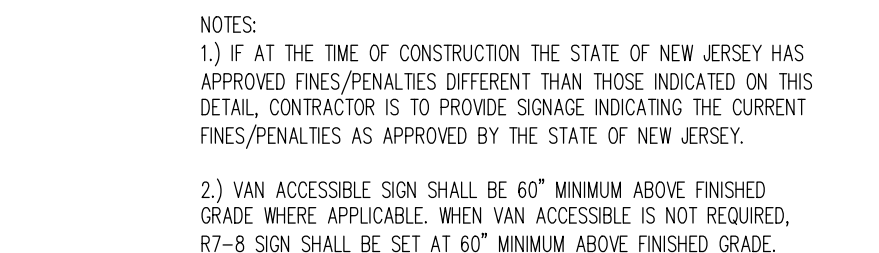
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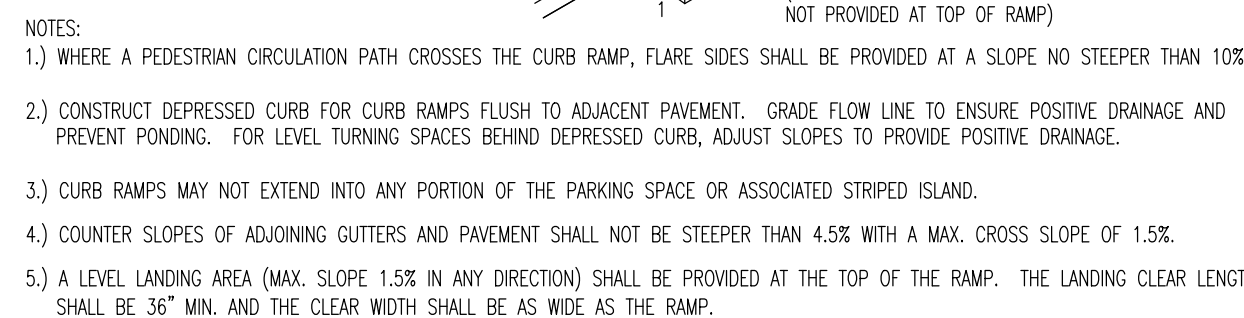
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NOT TO SCALE



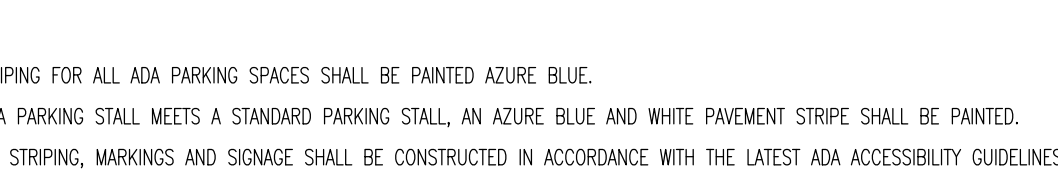
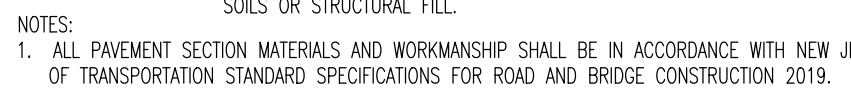
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



PARKING SYMBOL DETAIL



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



CROSSWALK STRIPING DETAIL



STRIPING DETAIL



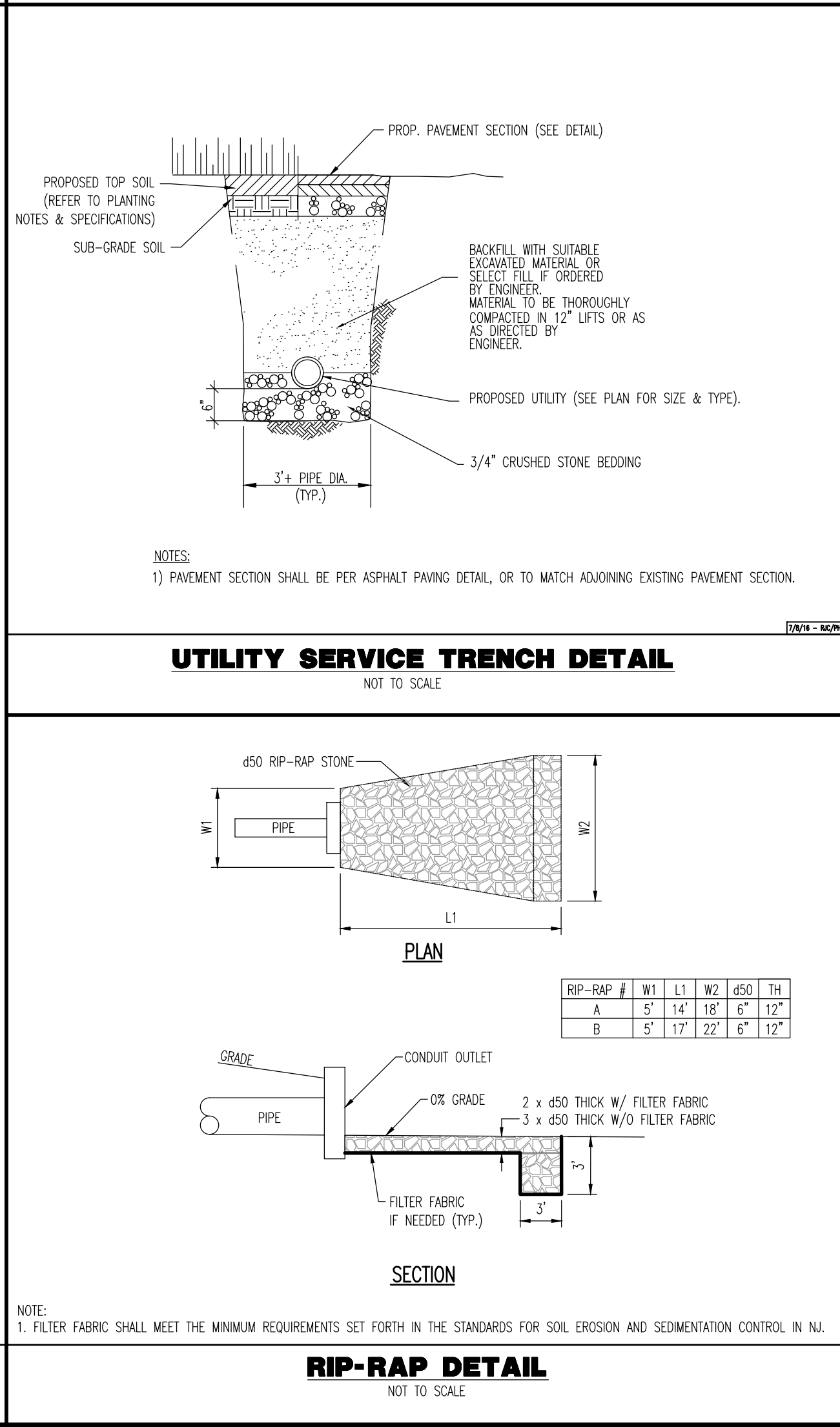
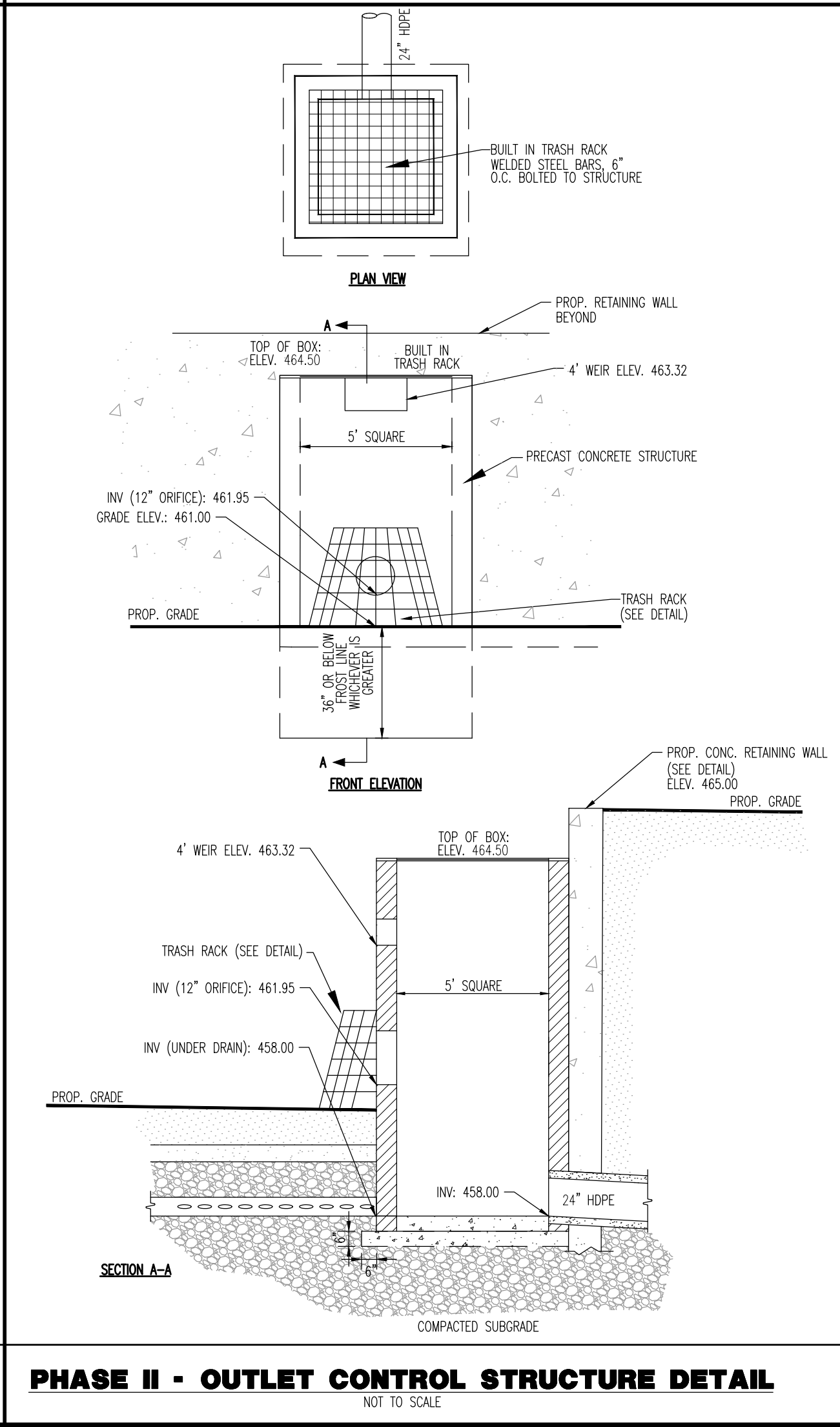
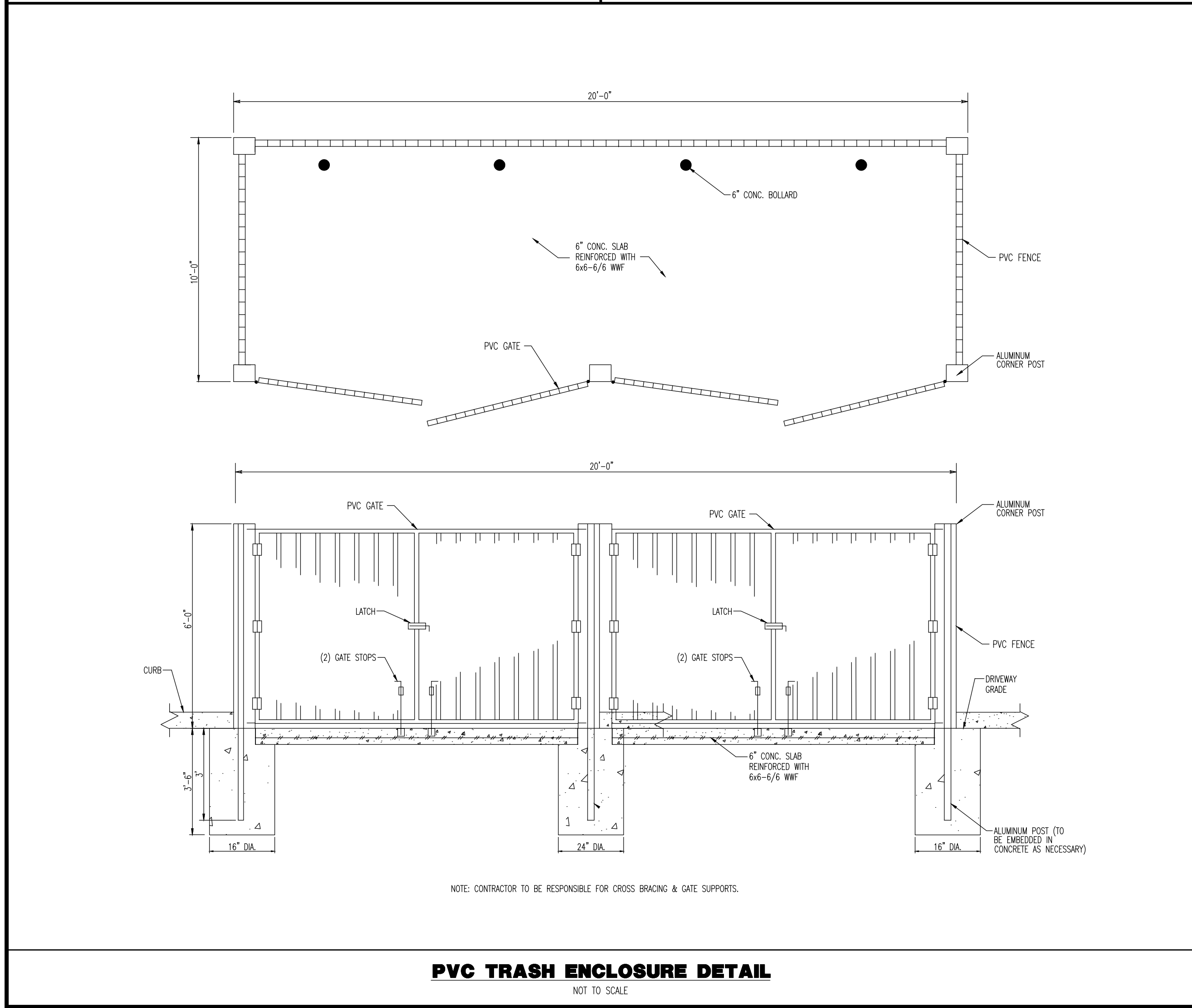
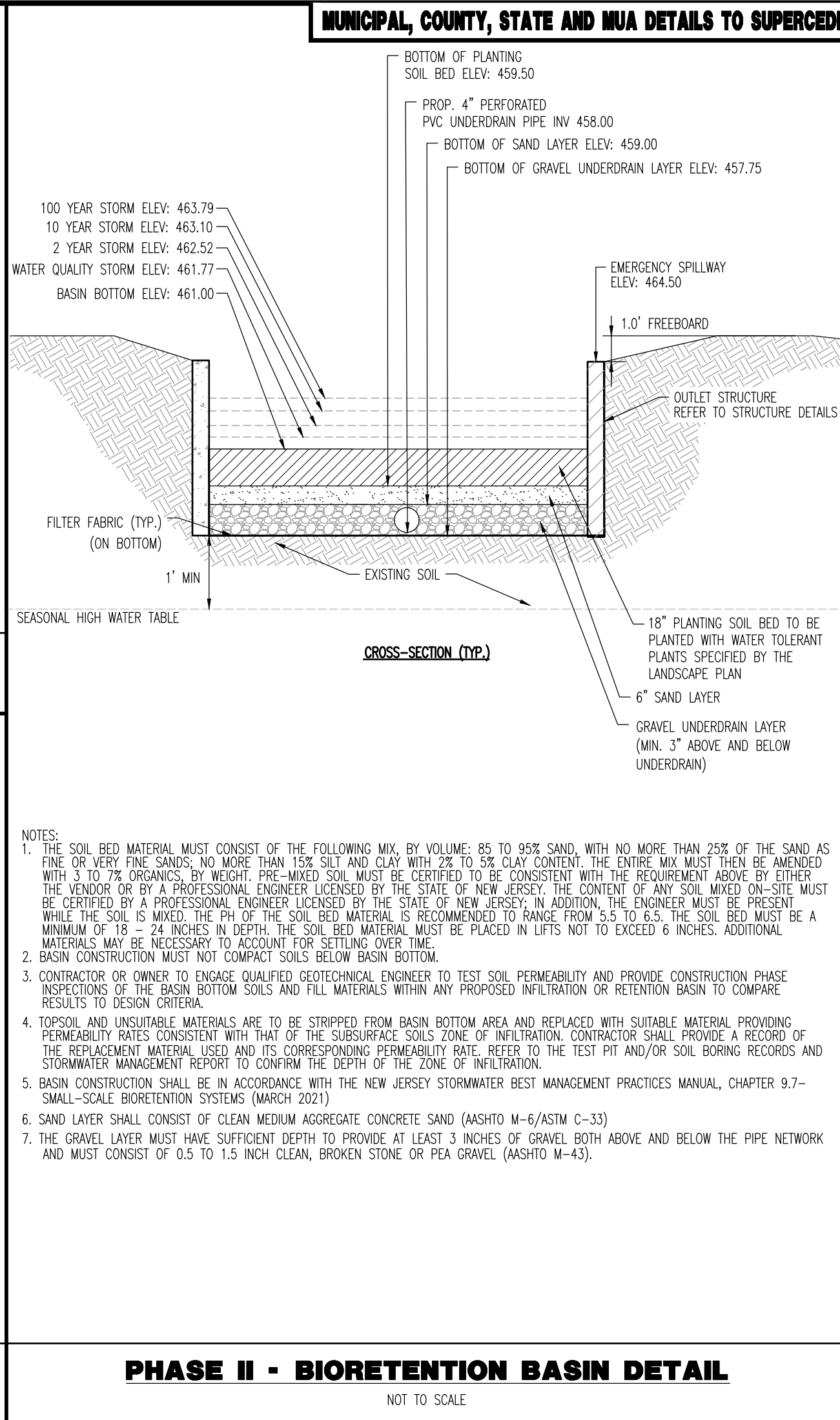
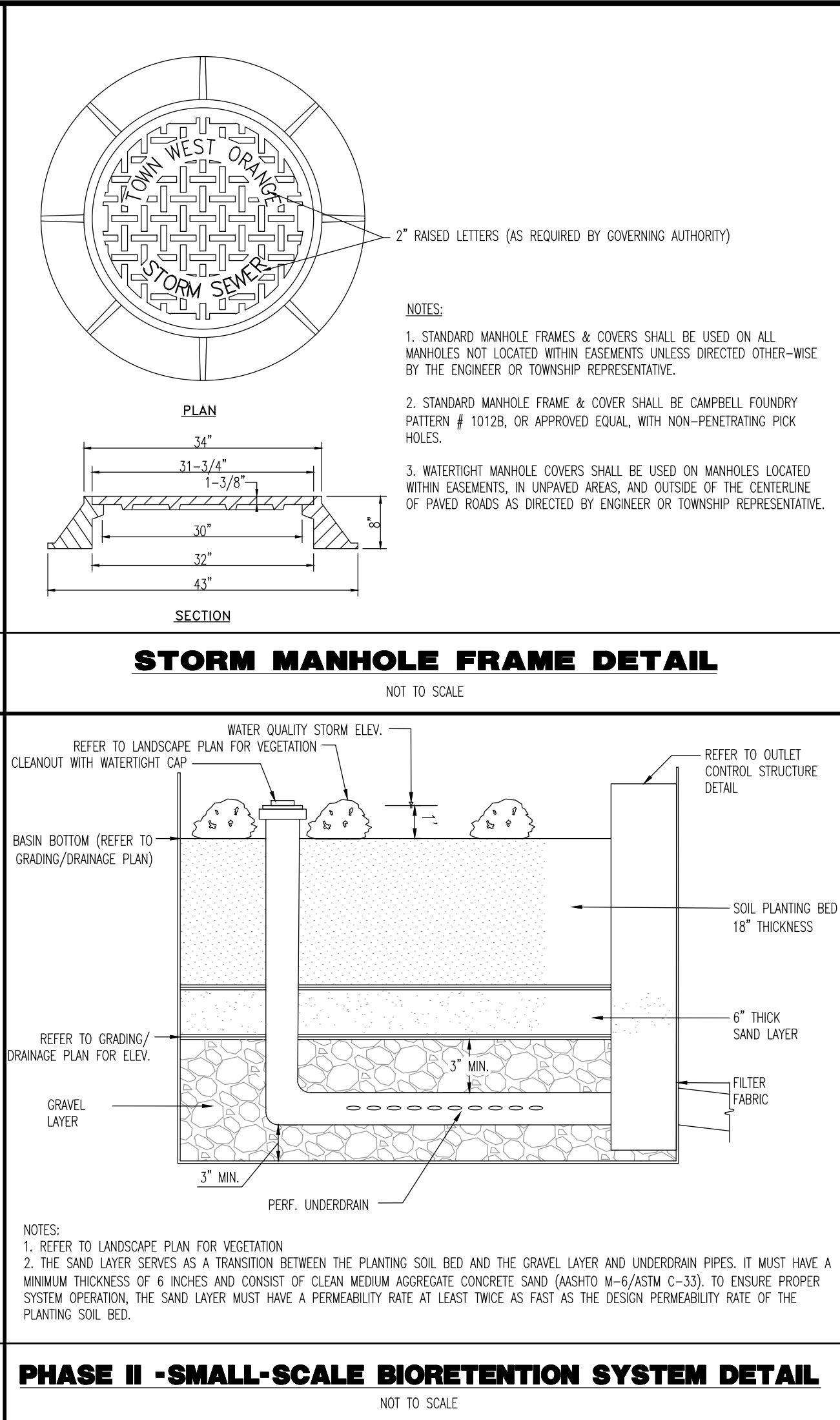
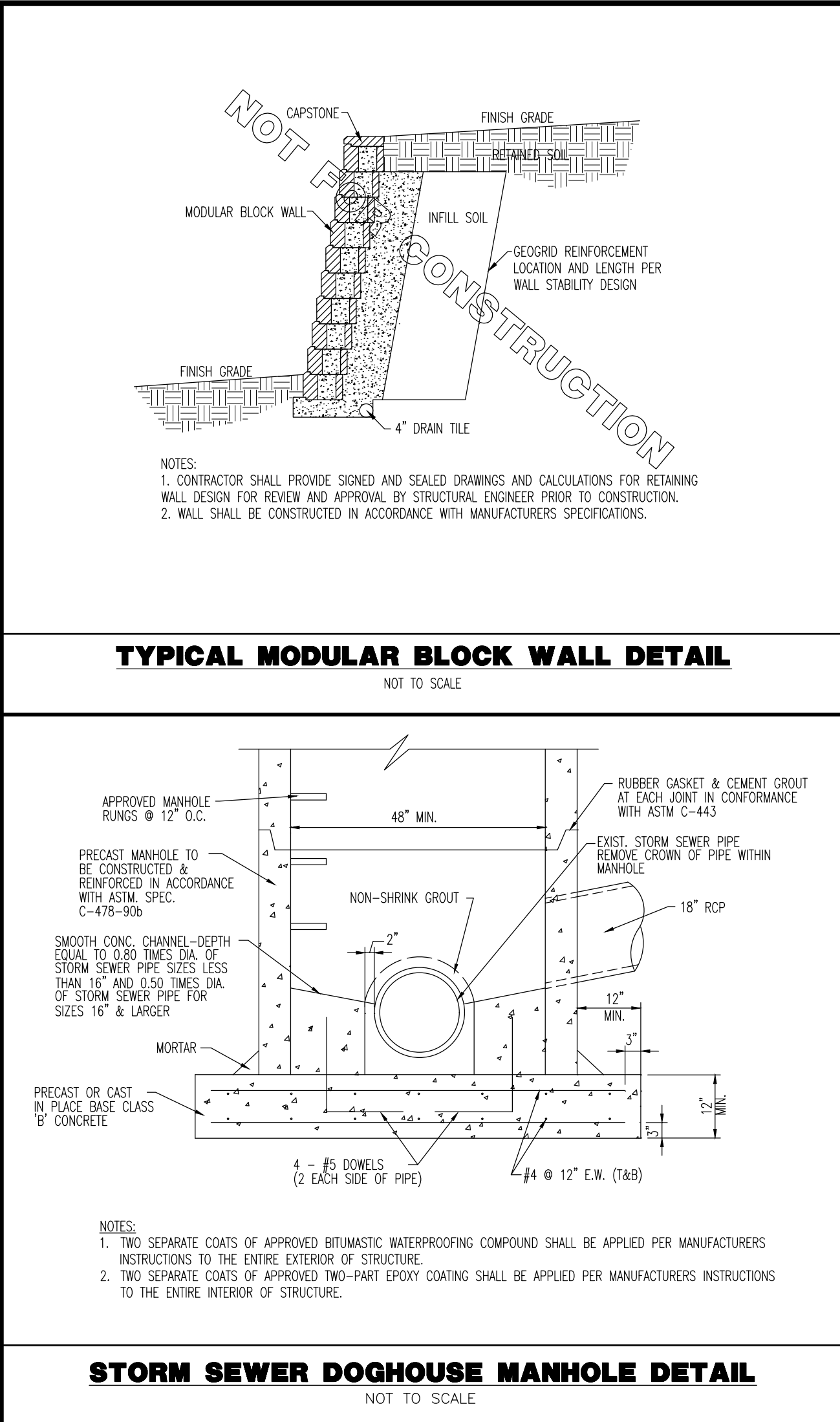
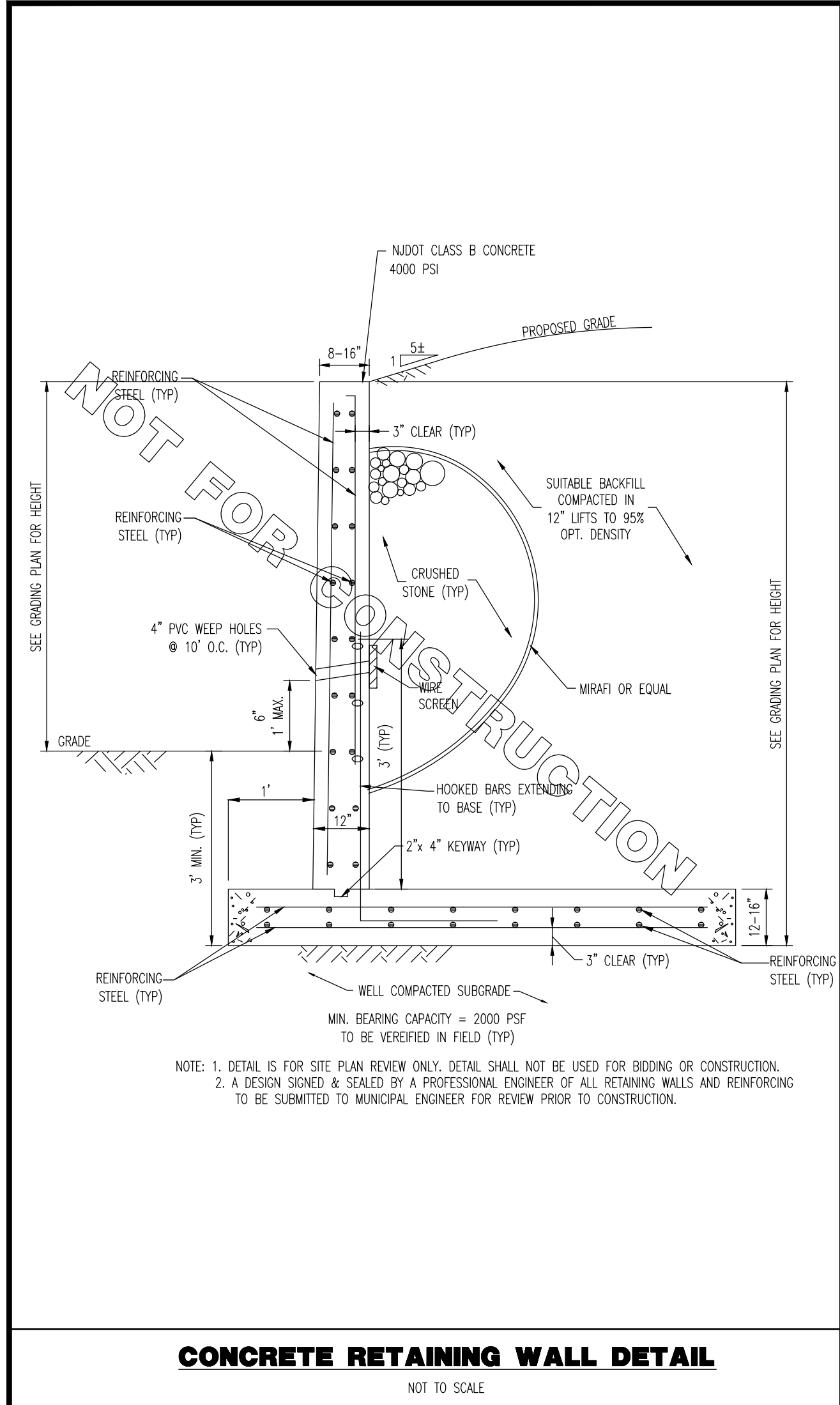
SIGN DETAIL



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Plotted: 01/26/22 - 6:02 PM, By: russell
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DESIGNED BY: GAB/ARR
CHECKED BY: JCS
RJC

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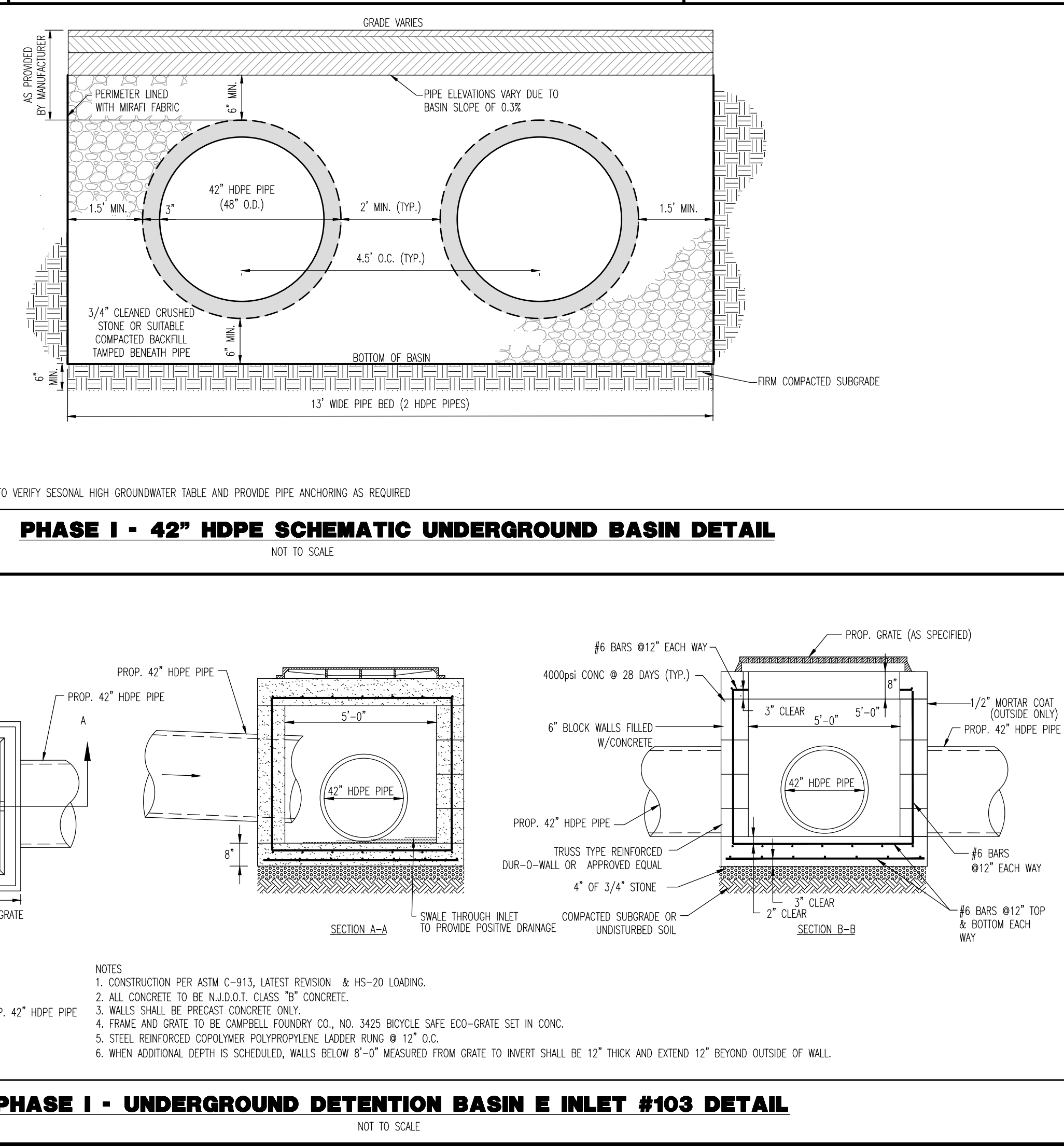
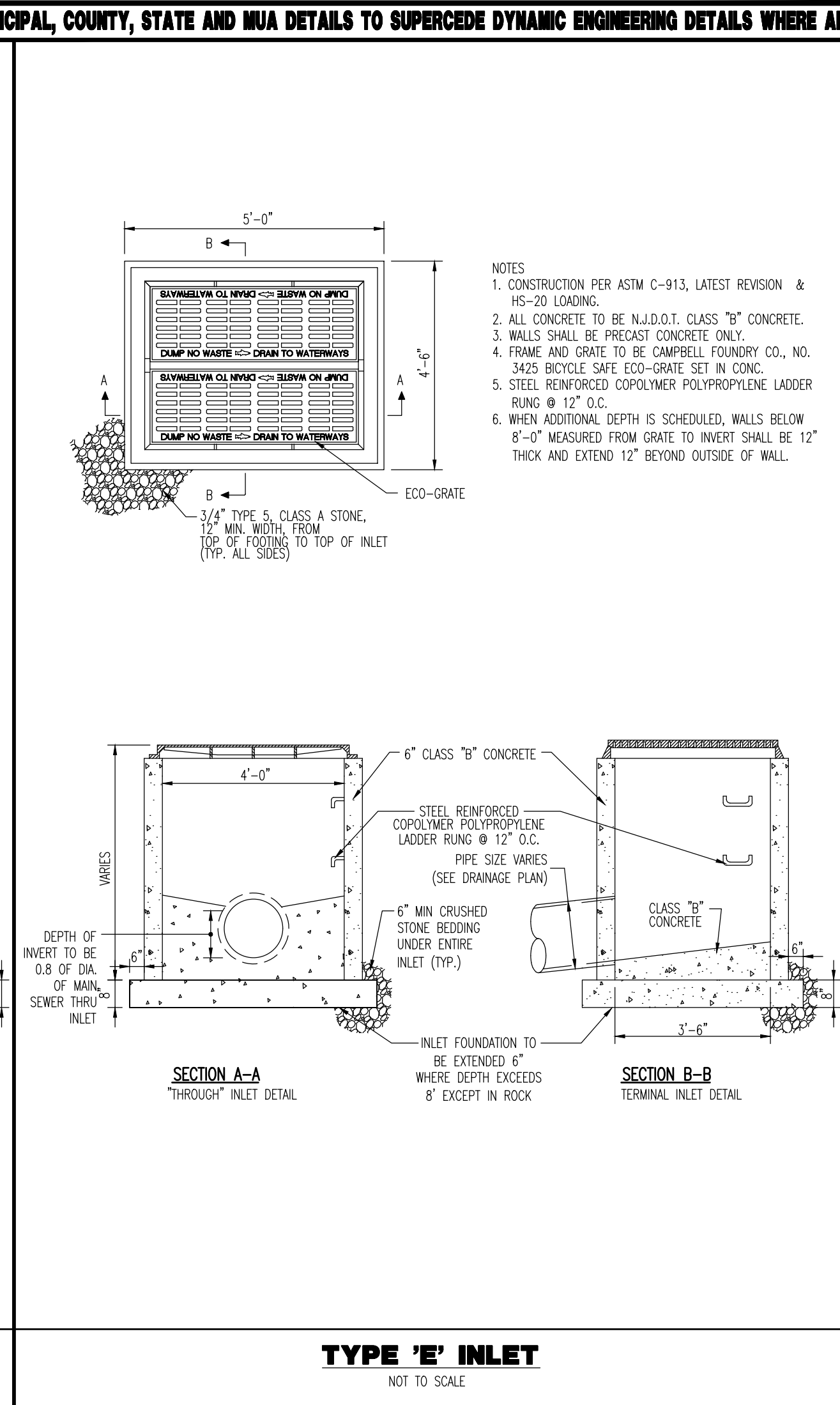
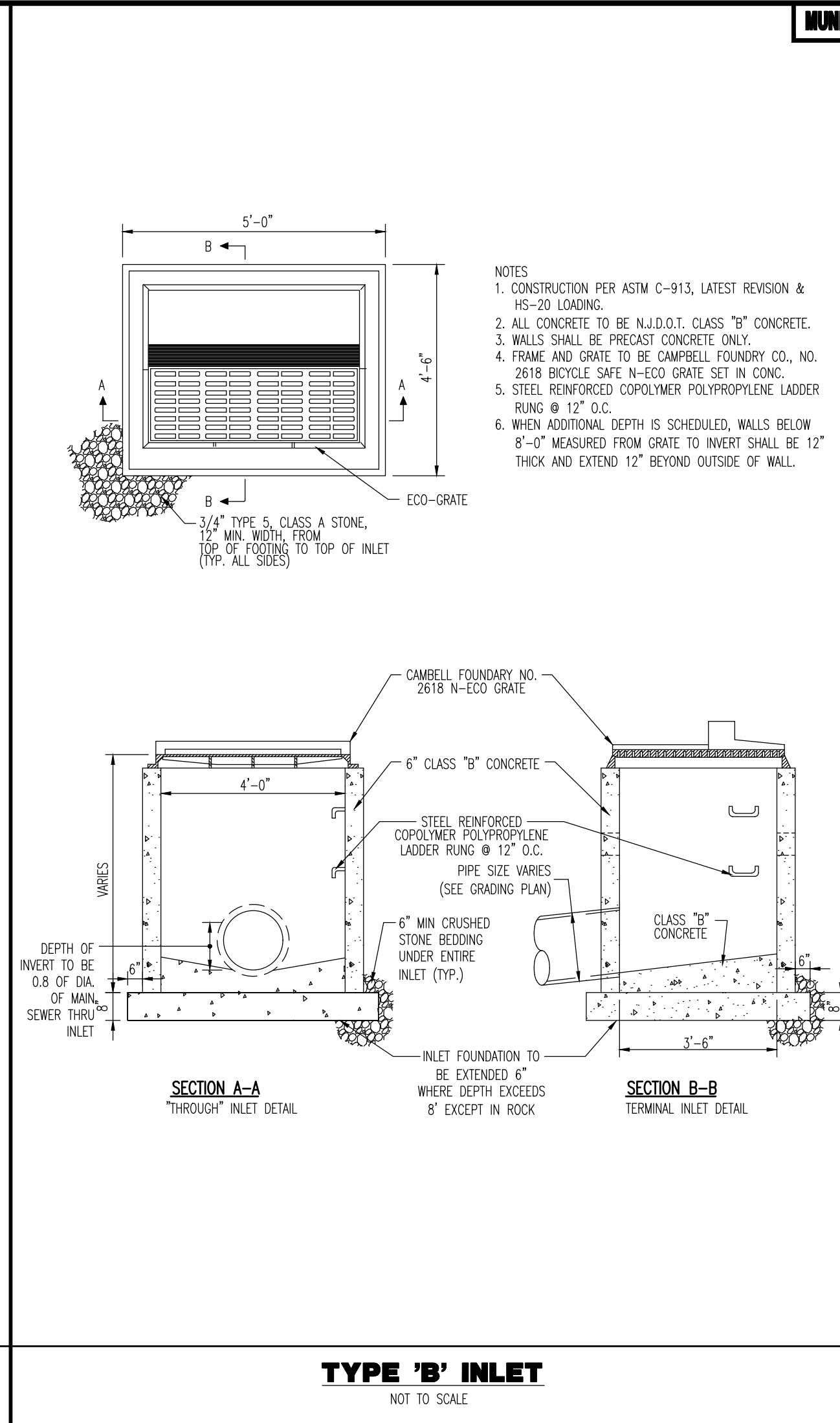
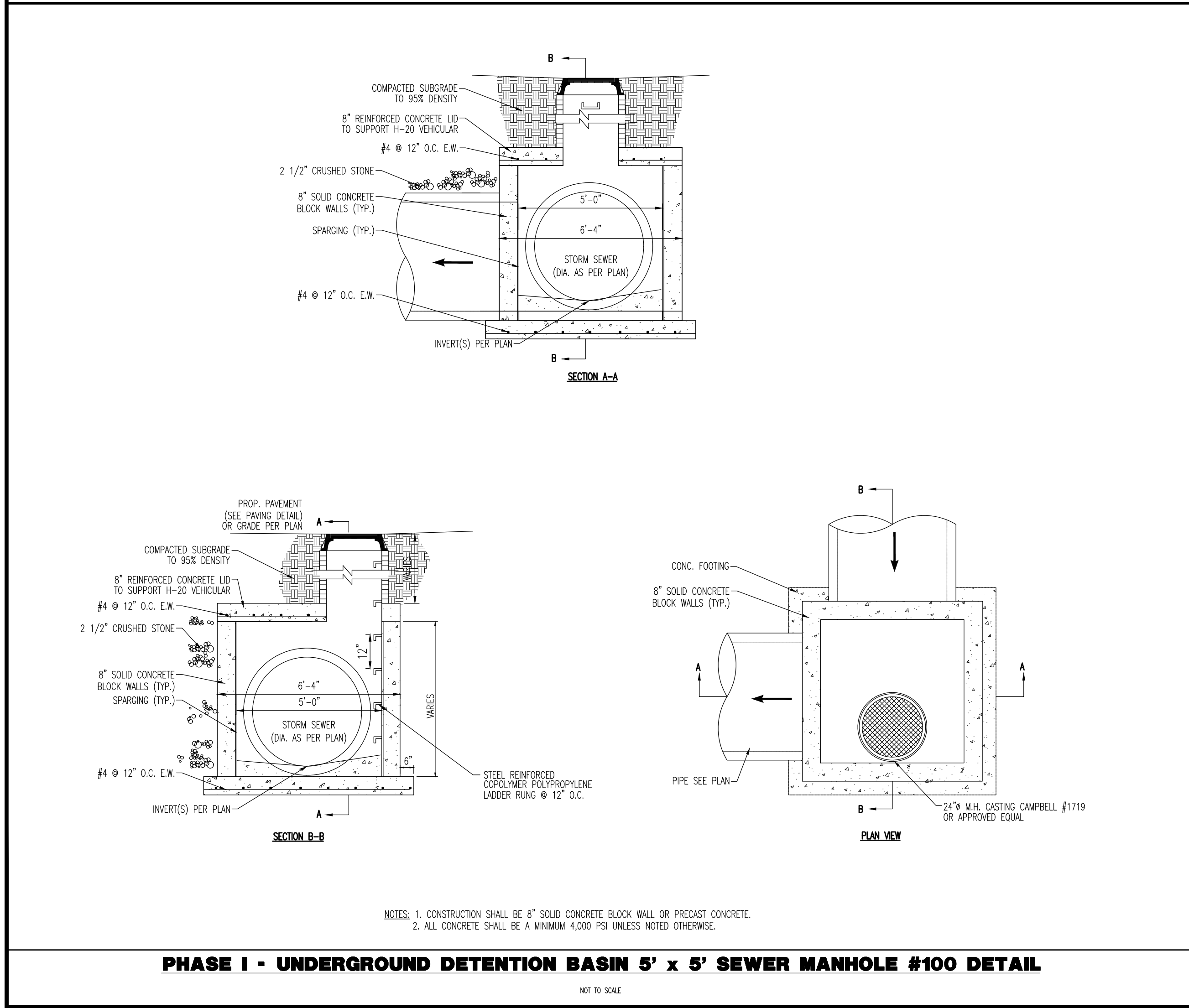
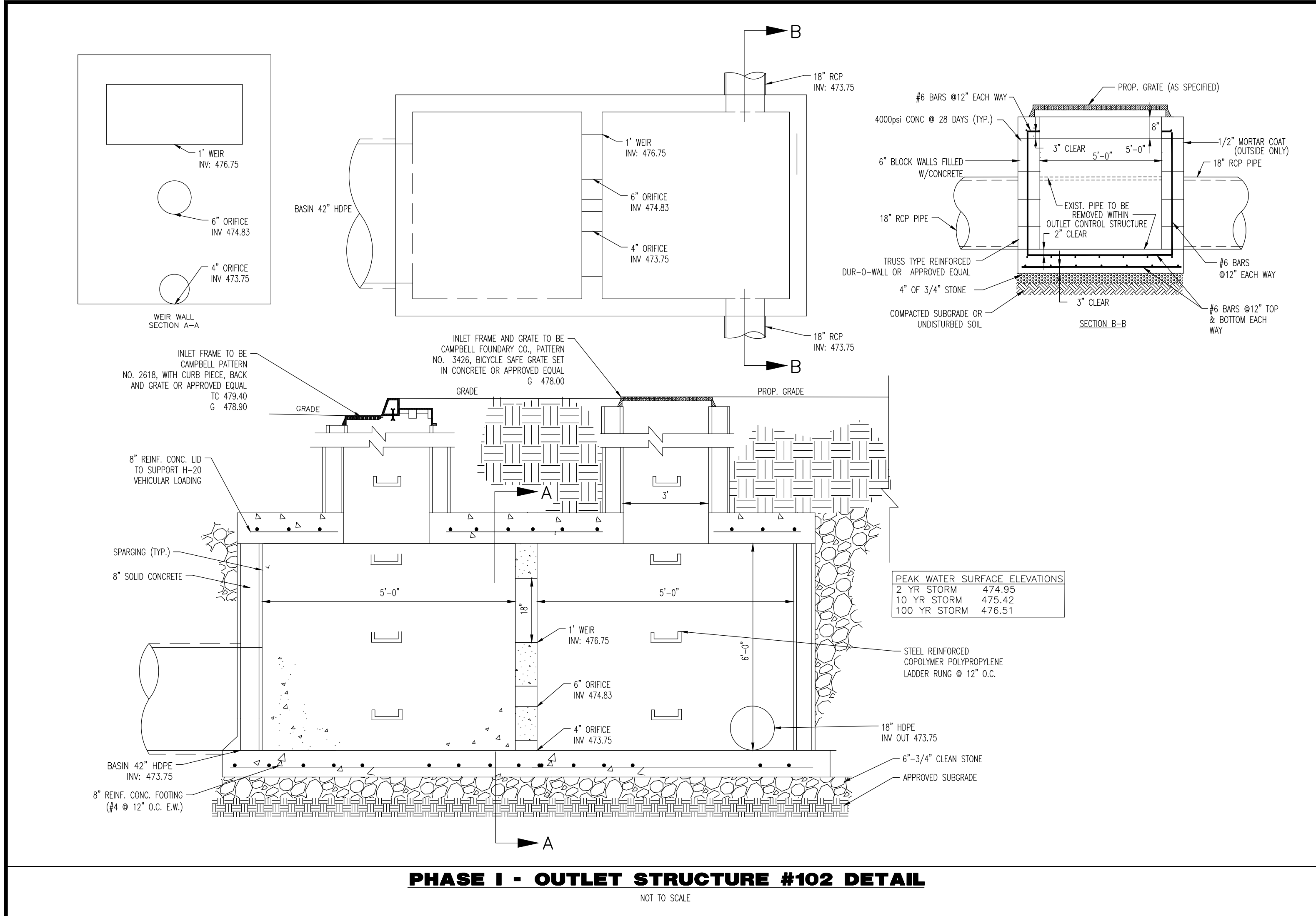
ROBERT J. COLUCCO III
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

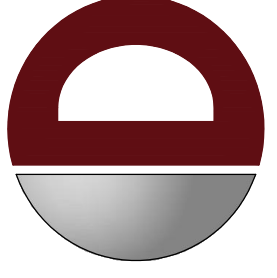
JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) AS SHOWN
DATE: 08/06/2021
PROJECT No: 2530-99-006
SHEET No: **20**
Rev. #: 1

Plotted: 01/26/22 - 6:00 PM. By: russell
File: P:\CEPC PROJECTS\2550 Altera Development\99-006 West Orange\Draw\Site Plans\025309006SD1.dwg. ---> 21 CONSTRUCTION DETAILS





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DRAWN BY: SDP

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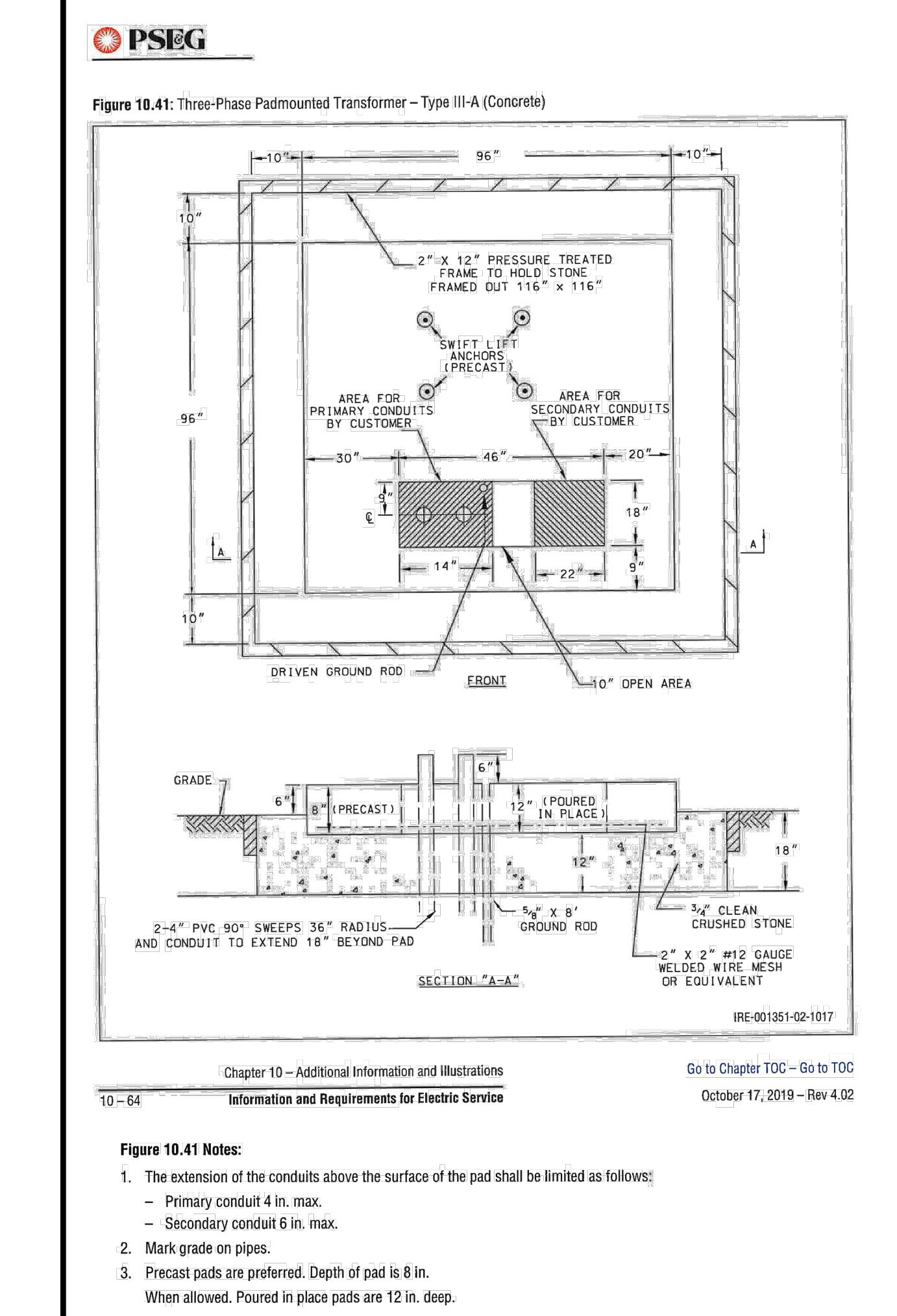
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55851

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204

TITLE: **CONSTRUCTION DETAILS**

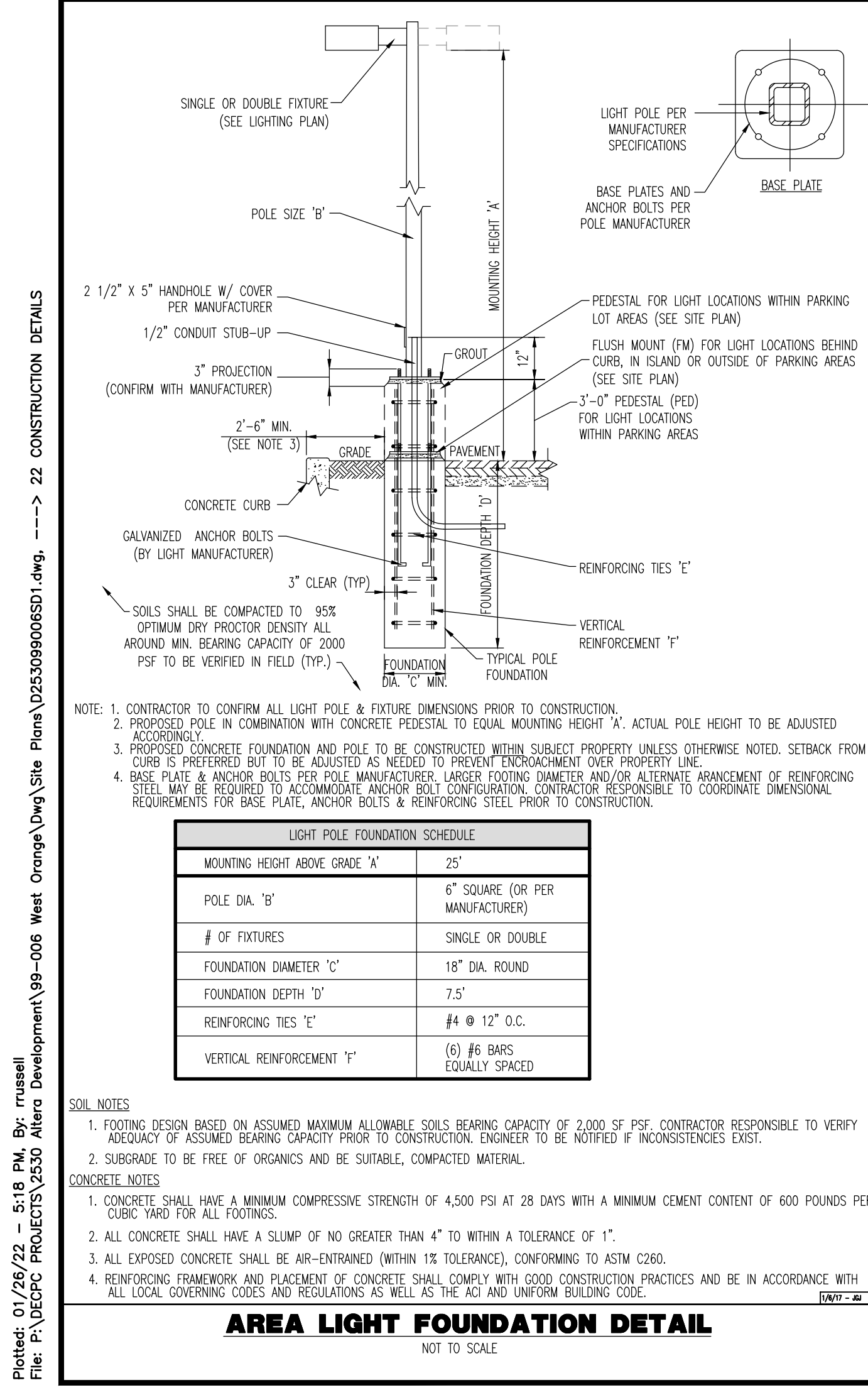
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DATE: 08/06/2021
PROJECT NO: 2530-99-006
SHEET NO: **21**
Rev. #:

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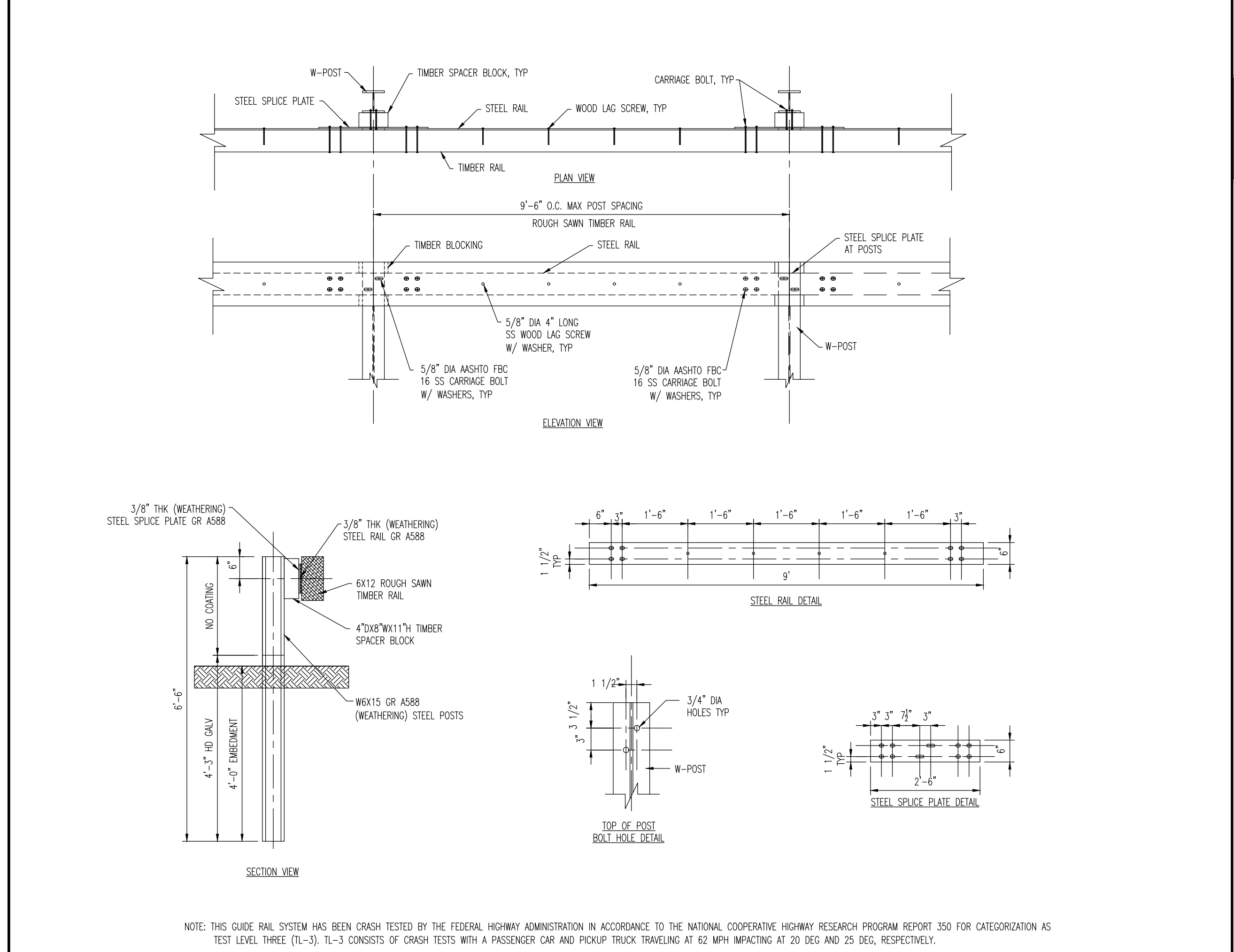
PSE&Q TRANSFORMER PAD DETAIL

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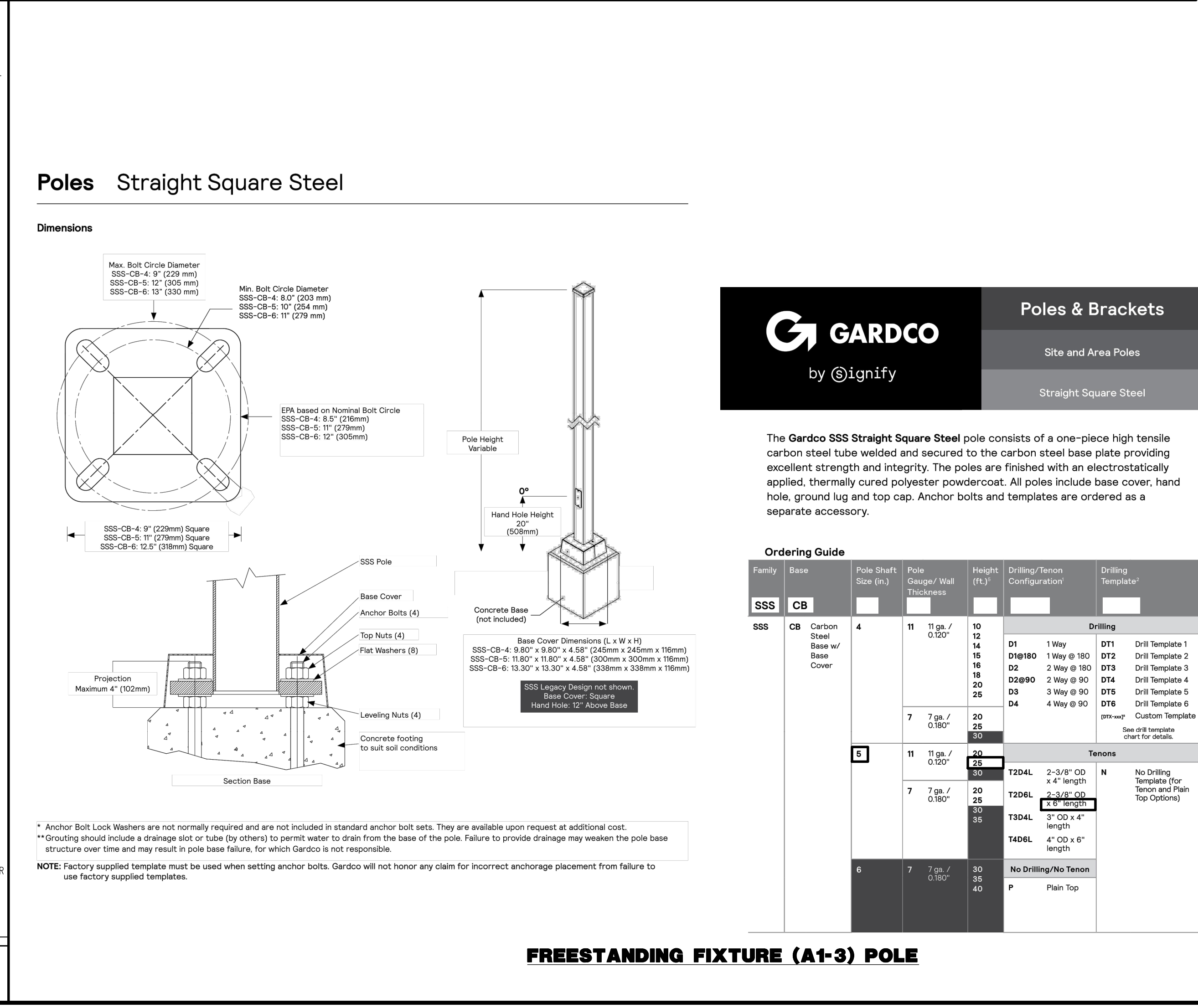
AREA LIGHT FOUNDATION DETAIL

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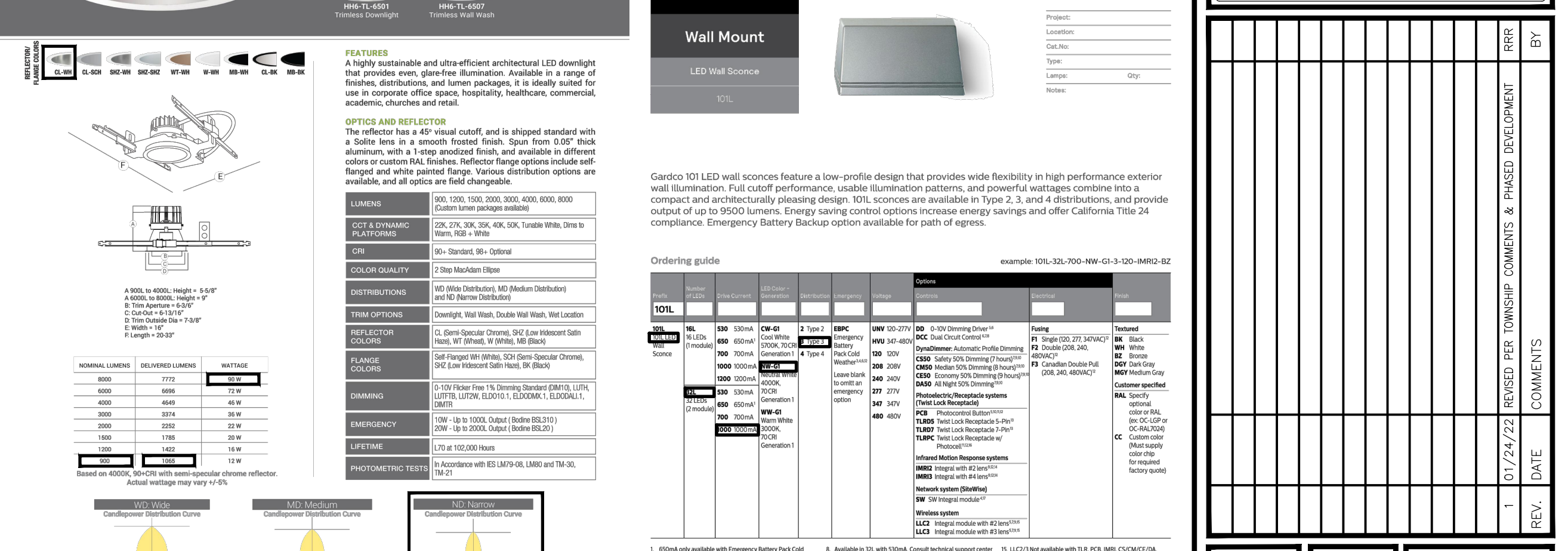
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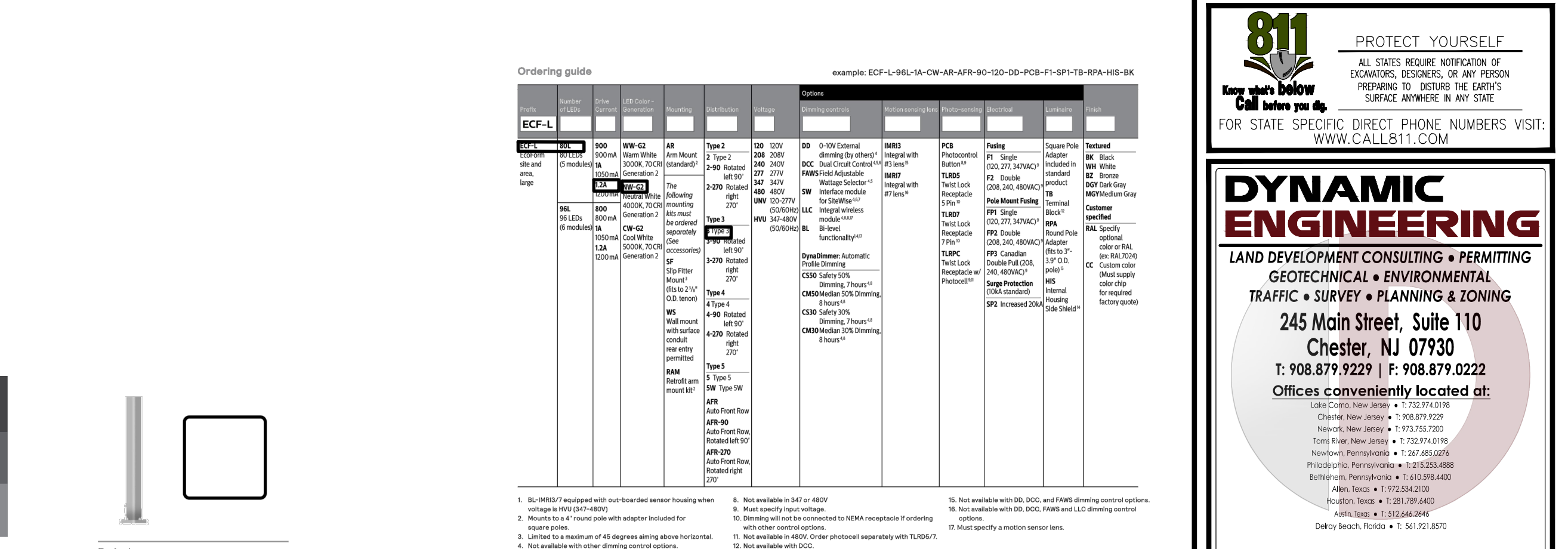


FREESTANDING FIXTURE (A1-3) POLE

MUNICIPAL, COUNTY, STATE AND INVA DETAILS TO SUPERCEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



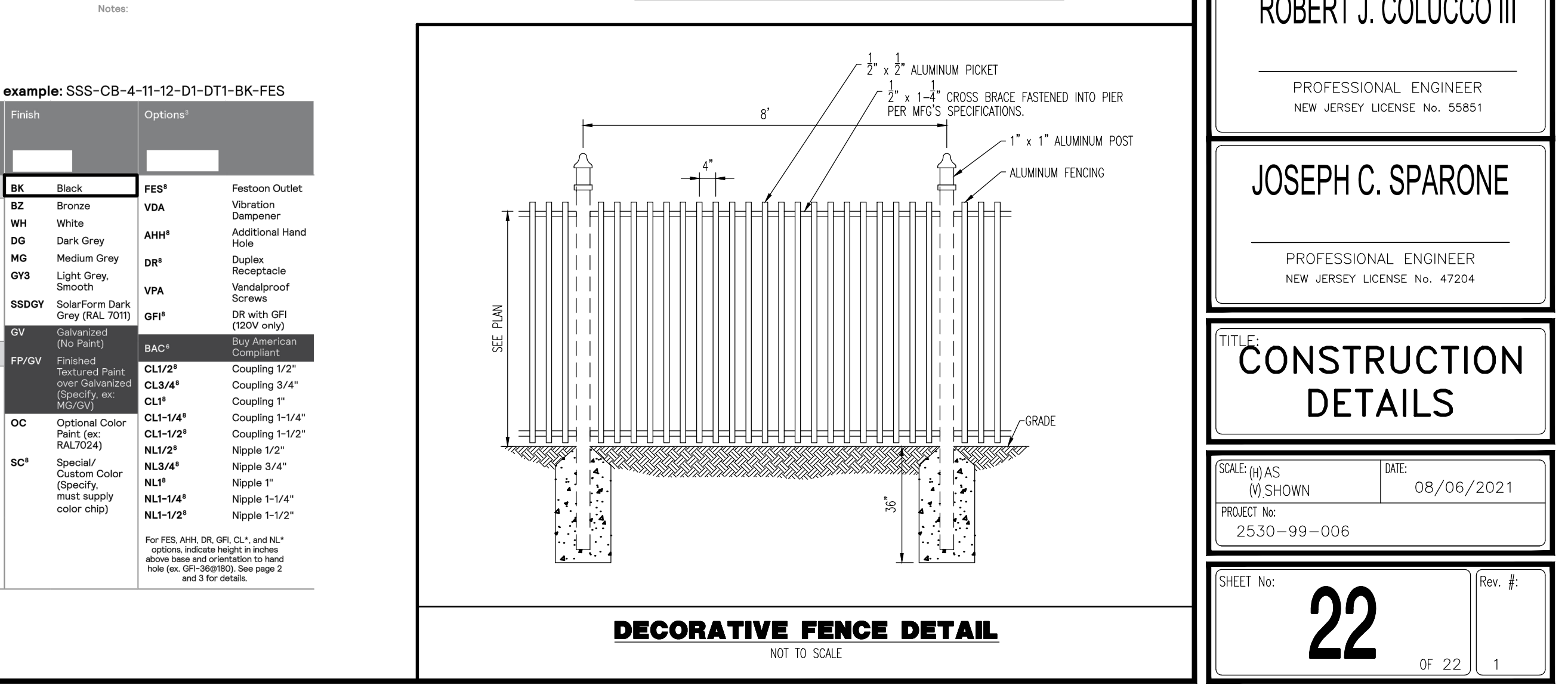
WALL MOUNTED FIXTURE (W1-5)



POLES & BRACKETS

Site and Area Poles

Straight Square Steel



DECORATIVE FENCE DETAIL

NOT TO SCALE

Plotted: 01/26/22 at - 5:18 PM. By: russell
File: P:\JECF PROJECTS\2550 Altera Development\99-006 West Orange\DWG\Site Plans\255099006SD.dwg. ---> 22 CONSTRUCTION DETAILS

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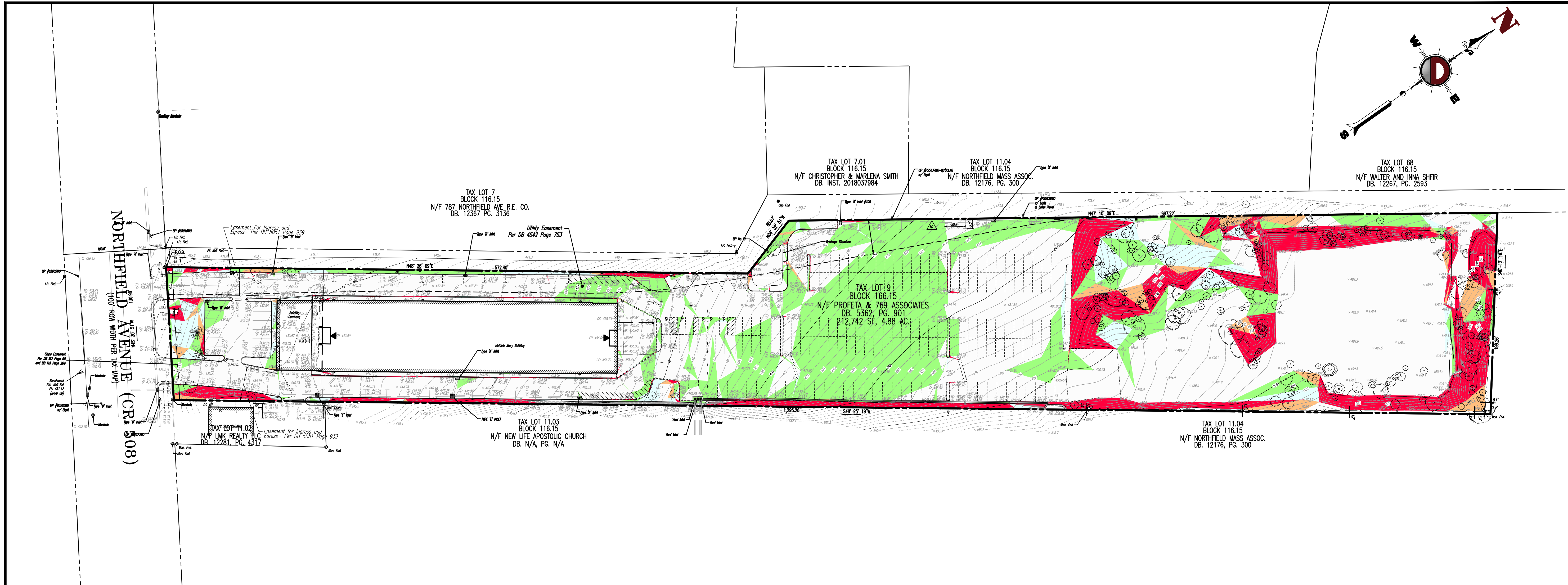
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55851

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204

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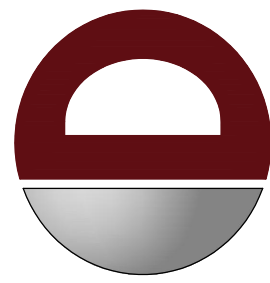
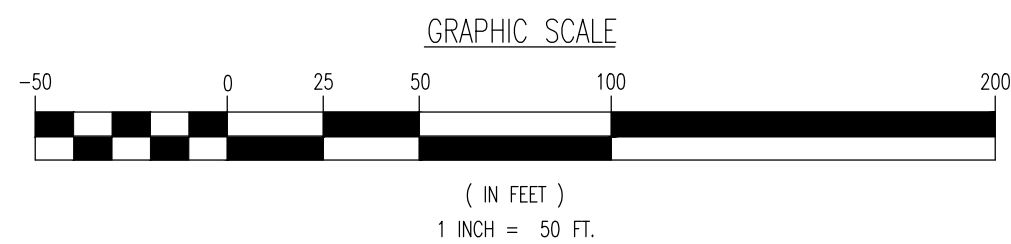
SCALE: (H) AS SHOWN DATE: 08/06/2021
PROJECT NO: 2530-99-006
SHEET NO: 22 OF 22

Plotted: 01/26/22 - 3:40 PM, By: russell
File: P:\CEPC PROJECTS\2530 Altera Development\99-006 West Orange\Draw\Site Plans\02530P100STET1.dwg, ---> 23 STEP SLOPES CALCULATIONS - EXISTING



EFFECTIVE LOT AREA CALCULATION

NUMBER	COLOR	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	EFFECTIVE LOT AREA ADJUSTMENT FACTOR	EFFECTIVE LOT AREA (SF)
1		0.00%	9.99%	126,309 SF	1.0	126,309 SF
2		10.00%	14.99%	45,914 SF	0.6	27,548 SF
3		15.00%	19.99%	7,920 SF	0.4	3,168 SF
4		20.00%	24.99%	4,819 SF	0.2	964 SF
5		25.00%	100.00%	27,780 SF	0.0	0 SF
				TOTAL: 212,742 SF		TOTAL: 157,989 SF



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DRAWN BY: DESIGNED BY: CHECKED BY: JCS
RRR RJC

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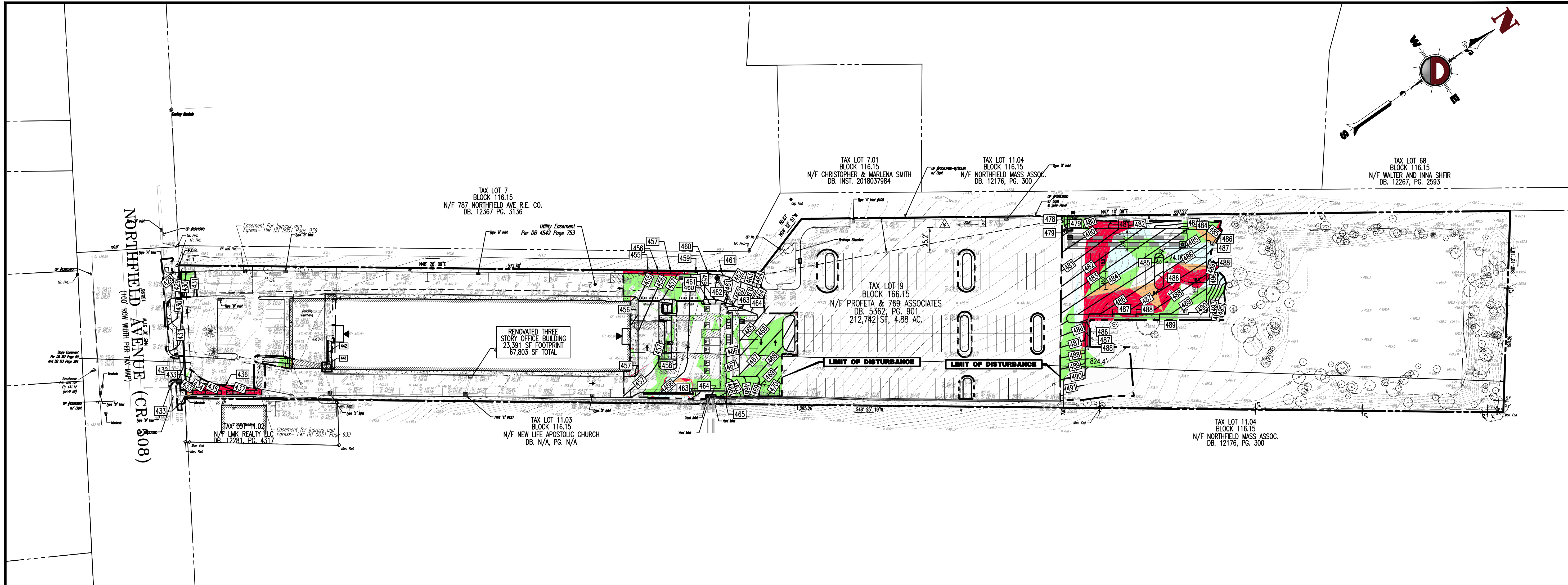
JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TITLE: **STEEP SLOPES
CALCULATIONS - EXISTING**

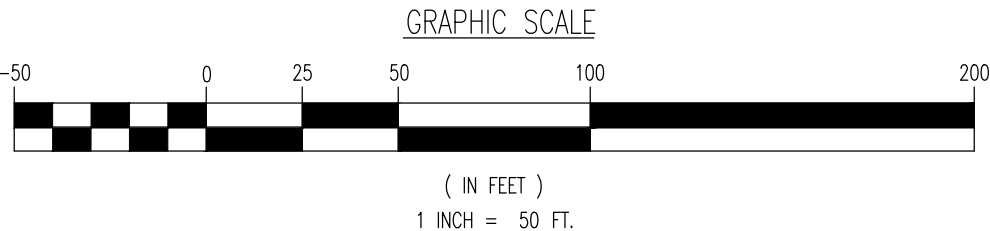
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(V)
DATE: 08/06/2021
PROJECT No: 2530-99-006

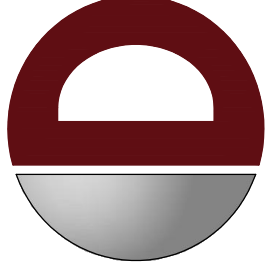
SHEET No: **1** OF 3
Rev. #:

Plotted: 01/26/22 - 5:33 PM, By: russell
File: P:\CEPC PROJECTS\2530 Altera Development\99-006 West Orange\Draw\Site Plans\02530P100STP1.dwg, ---> 24 STEEP SLOPES CALCULATIONS - PROPOSED (PHASE 1)



STEEP SLOPE DISTURBANCE							
NUMBER	COLOR	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	MAX. ALLOWED DISTURBANCE	AREA DISTURBED (SF)	PROPOSED DISTURBANCE
1		0.00%	9.99%	126,309 SF	100%	19,957 SF	15.8%
2		10.00%	14.99%	45,914 SF	60%	10,650 SF	23.2%
3		15.00%	19.99%	7,920 SF	40%	2,943 SF	37.2%
4		20.00%	24.99%	4,819 SF	20%	1,132 SF	23.5% (V)
5		25.00%	100.00%	27,780 SF	0%	5,585 SF	20.1% (V)
				TOTAL: 212,742 SF		TOTAL: 40,267 SF	





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REV.	DATE	COMMENTS
1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT

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DRAWN BY: RRR
DESIGNED BY: RJC
CHECKED BY: JCS

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS
BLOCK 166.15, LOT 9
769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ



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ROBERT J. COLUCCO III
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
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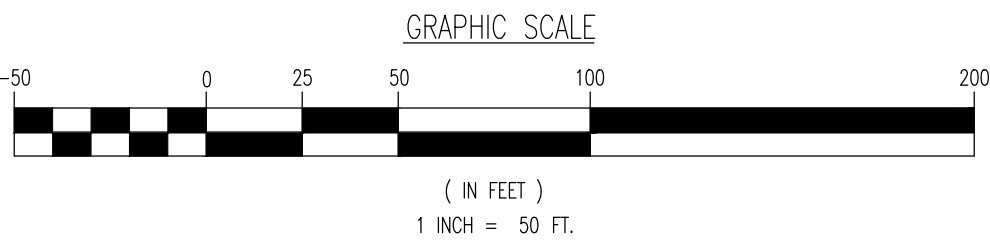
TITLE: **STEEP SLOPES CALCULATIONS - PROPOSED (PHASE 1)**

SCALE: (H) 1"=50'
(V) 1"=10'
PROJECT No: 2530-99-006

DATE: 08/06/2021

SHEET No: **2** OF 3

Rev. #: 1



TOTAL: 212,742 SF



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DOWN ST:	SECOND ST:	THIRD ST:	FOURTH ST:
RRR	RUC	JCS	-

PROJECT:	ALTRA 769, LLC
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NEW JERSEY LICENSE No. 55851

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

SCALE: (H) 1"=50' (V)	DATE: 08/06/2021
PROJECT No: 2530-99-006	

SHEET No: 3	Rev. #: 1
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