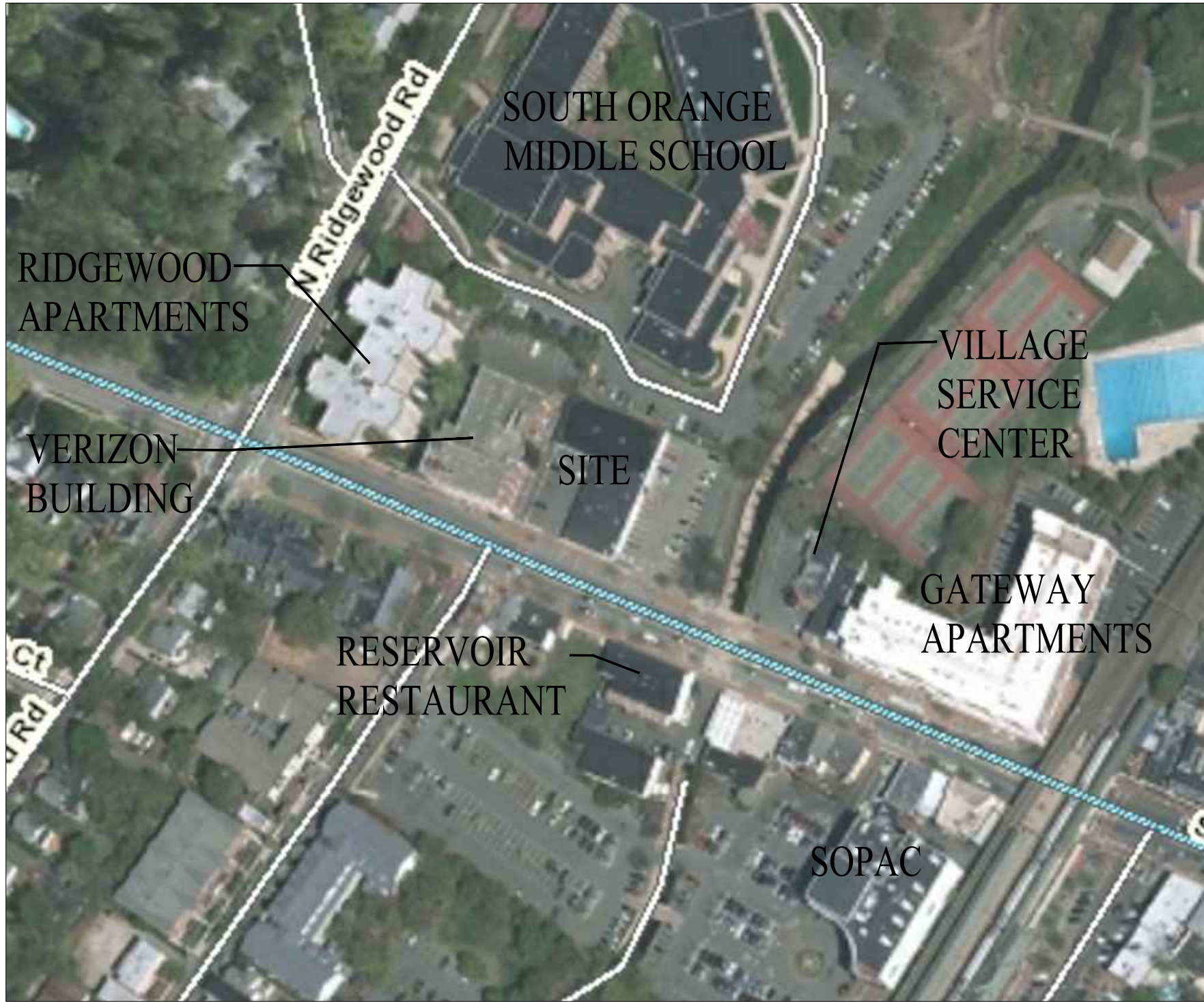


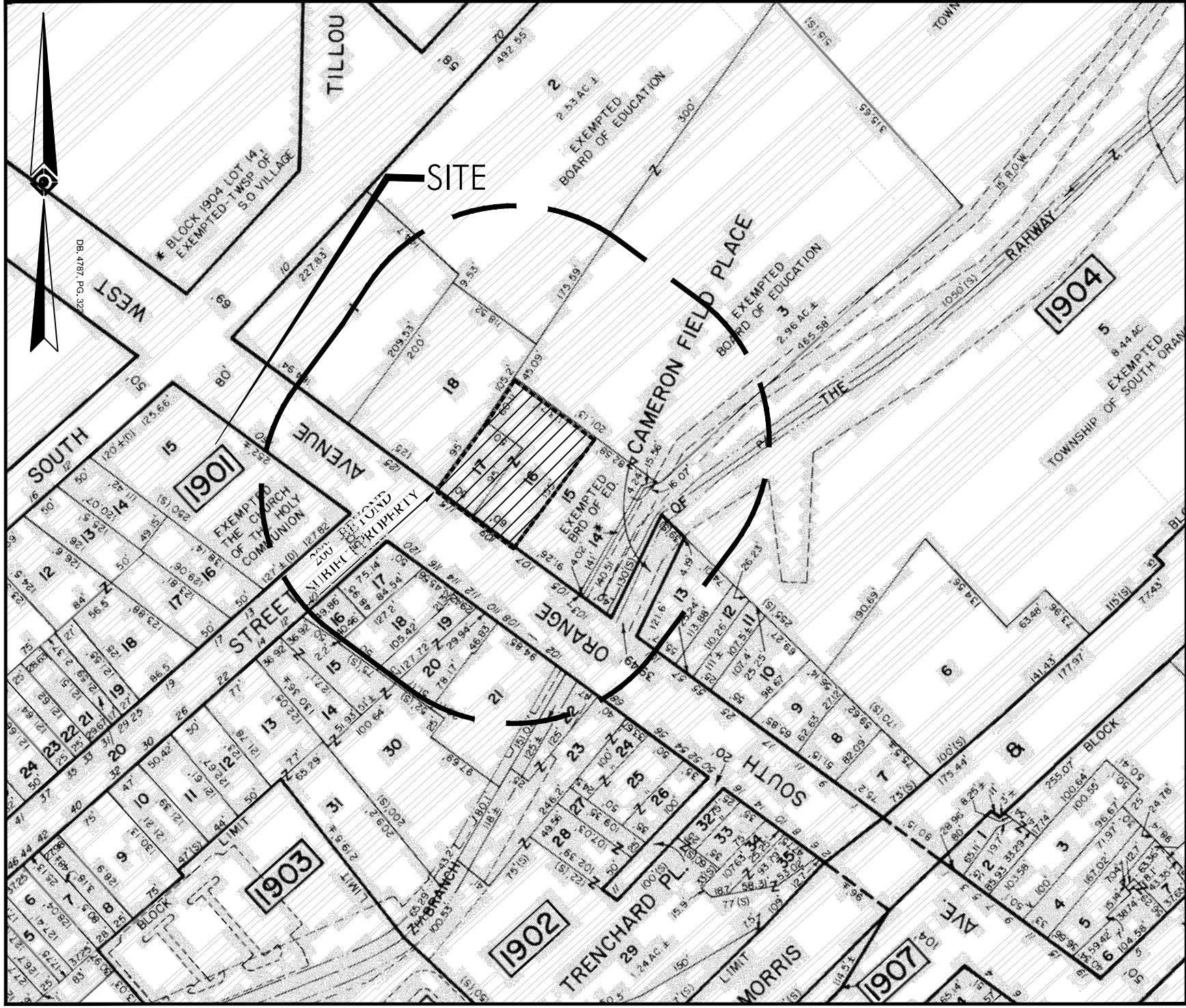
PRELIMINARY / FINAL SITE PLAN

THE LEARNING EXPERIENCE

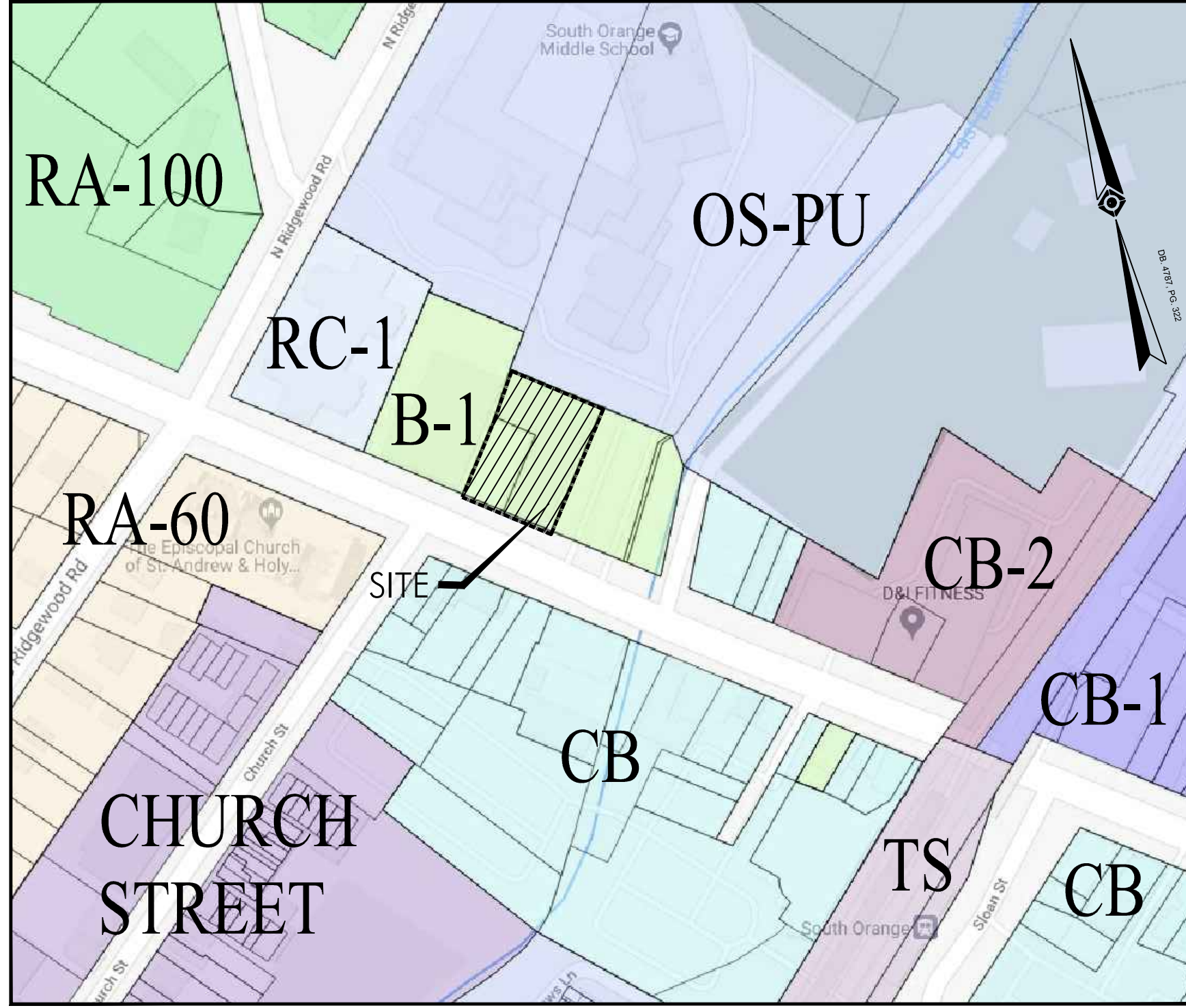
109 & 115 SOUTH ORANGE AVENUE WEST, TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY
BLOCK 1904, LOTS 16&17



VICINITY MAP
SCALE : 1"=150'



LOCATION MAP
SCALE : 1"=150'



ZONE MAP
SCALE : 1"=150'

ZONING SCHEDULE							
ZONE B-1 PRIMARY BUSINESS ZONE							
Bulk Regulation		Requirement	Existing		Proposed		Code Section
Principal Permitted Uses		See Note "B"	Retail	C	Child Day Care	C	92 Attachment 5:2 (Unlisted)
Max. Building Height	story	4	1	C	2	C	185 Attachment 3
Max. Building Height	feet	48	20 (APPROX.)	C	34	C	
Min. Lot Width	feet	50	110	C	110	C	
Front Yard Setback	feet	0	0	C	0	C	
Min Side Yard Setback	feet	10 (See Note "C")	0	ENC	10	C	
Min Rear Yard Setback	feet	0 (See Note "D")	0	C	5.6	C	
Max. Dwelling Units per Acre	ratio	43	N/A		N/A		
Max. Lot Coverage	%	100	100	C	78.3	C	
Lot Area	sf	6,000	17,160	C	17,160	C	
Building Footprint		sf		12,253		13,435	
Abbreviations							
C	Conforms						
ENC	Existing Non Conformance						
V	Variance Required						
Notes:							
A.	Code based on Township of South Orange Village, Ordinance Attachments 92 and 185.						
B.	Permitted Uses: Child Day Care Center is not listed in 92 Attachment 5:2. Based on New Jersey Municipal Land Use Law (MLUL), Child Day Care Centers are a permitted use in all Non-Residential zones.						
C.	Side yard setback: zero feet, except if doors or windows are provided on sidewalk, or where abutting a side or rear yard in a residential zone, then a side yard of one (1) foot for every two feet of height of the principal structure in the business zone. No such side yard shall be less than 10 feet.						
D.	Rear yard setback: zero feet if rear of building has direct access to a public parking lot. If a rear yard abuts a residential zone, a setback of one foot for every two feet of height of the principal structure in the business zone is required. No such rear yard shall be less than 10 feet. A minimum five-foot fence shall be erected to screen the business use.						

PARKING REQUIREMENTS:		
TOTAL BUILDING FLOOR AREA (sq.ft)	#	(per code section § 185-174 Minimum Offstreet Parking Requirements, Table 2)
10,000 to 20,000	11,034	1 space per 800
		13.8
		TOTAL REQUIRED: 14
		TOTAL PROVIDED: 24

ADA Parking Spaces Required = 1, of which, 1 is required to be ADA Van
Per N.J.A.C. 5:23-7.10(c):

200' OWNERS LIST

TAKING DISTRICT 19	ADJACENT PROPERTY LISTING	APPLICANT: 109/115 SOUTH ORANGE AVENUE WEST
PROPERTY ID	PROPERTY LOCATION	CLASS OWNERS NAME & ADDRESS
1901	140 50 ORANGE AVENUE WEST 15C	CHURCH OF THE HOLY COMMUNION, THE 140 50 ORANGE AVENUE WEST SOUTH ORANGE, N.J. 07079
1902	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1903	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1904	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1905	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1906	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1907	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1908	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1909	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1910	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1911	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1912	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1913	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1914	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1915	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1916	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1917	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1918	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1919	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1920	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1921	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1922	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1923	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1924	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1925	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1926	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1927	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1928	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1929	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1930	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1931	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1932	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1933	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
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1940	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1941	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1942	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1943	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1944	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
1945	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
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1955	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
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1999	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309
2000	140 50 ORANGE AVENUE WEST 15C	GATEWAY 11 PROJECT EPTTY LLC 1725 PRINCETON ST NW #540 ATLANTA, GA 30309

WATER DEMAND CALCULATIONS:
PROPOSED: 180 PERSONS AT 10 GPD\PERSON = 1,800 GPD
2 WASHES AT 50 GAL\WASH = 100 GPD
TOTAL PROPOSED WATER DEMAND = 1,900 GPD

SEWER DEMAND CALCULATIONS:
PROPOSED: 160 STUDENTS AT 10 GPD\STUDENT = 1,600 GPD
2 WASHES AT 50 GAL\WASH = 100 GPD
TOTAL PROPOSED SEWER DEMAND = 1,700 GPD

NJDEP TWA AND WATER EXTENSION PERMITS ARE NOT REQUIRED FOR THIS APPLICATION AS THE PROPOSED FLOWS DO NOT EXCEED THE FLOW THRESHOLD THAT WOULD REQUIRE SUBMISSION OF THESE PERMITS.

UTILITIES

New Jersey American Water
167 John F Kennedy Pkwy – Bldg A
Short Hills New Jersey 07078

Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Place, T6B
Newark, New Jersey 07102

Verizon
540 Broad Street
Newark, New Jersey 07101

CABLEVISION
186 West Mark Street
Newark, New Jersey 07103

PROJECT CONTACTS

OWNER/ APPLICANT:

THE RIDGEWOOD COMMONS
GROUP, LLC
17.25 CHURCH STREET
SOUTH ORANGE, NJ 07079

ATTORNEY:

JOHN P. WYCISKALA, ESQ.
INGLESINO, WEBSTER, WYCISKALA
& TAYLOR, LLC
600 PARSIPPANY ROAD
SUITE 200
PARSIPPANY, NJ 07054

ENGINEER:

GERARD P. GESARIO, PE
JARMEL KIZEL ARCHITECTS AND
ENGINEERS, INC.
42 OKNER PARKWAY
LIVINGSTON, NJ 07039

ARCHITECT:

MATTHEW B. JARMEL, AIA
JARMEL KIZEL ARCHITECTS AND
ENGINEERS, INC.
42 OKNER PARKWAY
LIVINGSTON, NJ 07039

PRELIMINARY/FINAL SITE PLAN OF:
"THE LEARNING EXPERIENCE"

BLOCK 1904, LOTS 16 & 17

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS
ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

(MUNICIPAL ENGINEER) (DATE)

APPROVED BY THE PLANNING BOARD

(CHAIRMAN) (DATE)

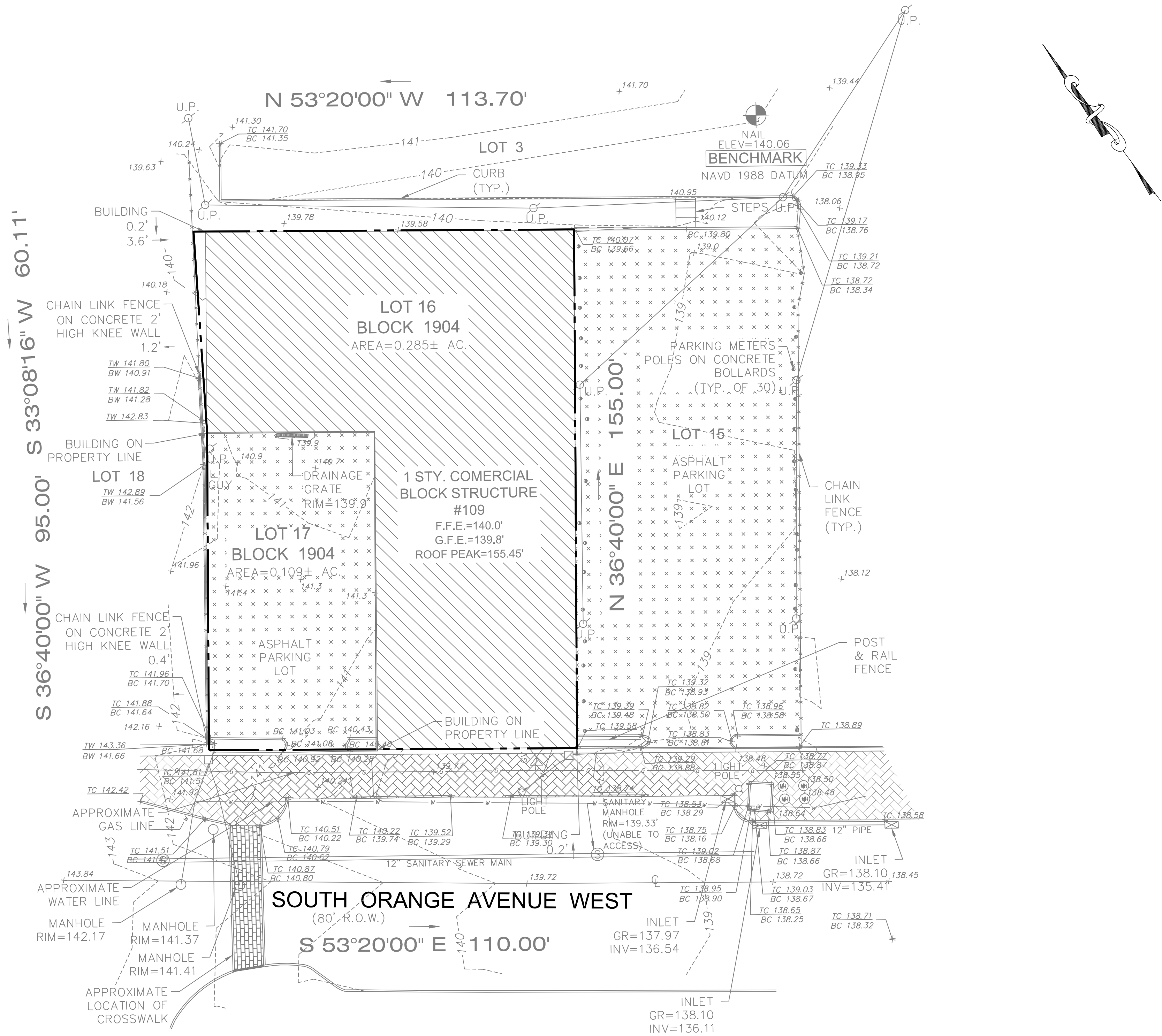
(SECRETARY) (DATE)

DRAWING INDEX

SHEET NO.	DRAWING NO.	DRAWING NAME	DATE	LAST REV. DATE
1	C-001	COVER SHEET	01-17-19	04-10-19
2	C-100	EXISTING CONDITIONS PLAN	01-17-19	
3	C-200	DEMOLITION PLAN	01-17-19	
4	C-300	SITE LAYOUT AND UTILITY PLAN	01-17-19	04-10-19
5	C-400	GRADING AND DRAINAGE PLAN	01-17-19	
6	C-600	SOIL EROSION AND SEDIMENT CONTROL PLAN	01-17-19	
7	C-601	SOIL EROSION AND SEDIMENT CONTROL NOTES	01-17-19	
8	C-650	LIGHTING PLAN	01-17-19	
9	C-900	DETAIL SHEET	01-17-19	
10	C-901	DETAIL SHEET	01-17-19	
11	C-902	DETAIL SHEET	01-17-19	04-10-19
12	C-903	DETAIL SHEET	01-17-19	

EXISTING CONDITIONS NOTE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "TOPOGRAPHIC SURVEY OF PROPERTY, LOT NO.16&17, BLOCK 1904, TOWNSHIP OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, NEW JERSEY" BY MORGAN ENGINEERING & SURVEYING DATED 2/5/2017.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	1.17.19	FOR COMPLETENESS REVIEW	GPG
2	4.16.19	FOR MAY 6TH HEARING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
AZ: LIC 48159
CO: LIC ARC-401483
CT: LIC AR-0011415
DC: LIC ARC101849
DE: LIC S-3007354
FL: LIC ARS4034
GA: LIC 60011484
IL: LIC 02617
IN: LIC 001020069
MA: LIC AR-0266
MD: LIC 12562
NC: LIC 162189
NJ: LIC 08622
NY: LIC 21A00794700
PA: LIC 20A0043100

IRWIN H. KIZEL, AIA, PE
AZ: LIC 08622
CA: LIC 08622
FL: LIC 08622
IL: LIC 08622
IN: LIC 08622
MA: LIC 08622
MD: LIC 08622
NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

RICHARD A. JARMEL, PE
AZ: LIC 08622
CA: LIC 08622
FL: LIC 08622
IL: LIC 08622
IN: LIC 08622
MA: LIC 08622
MD: LIC 08622
NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

ASSOCIATES
RONALD A. BROKENSHIRE, PE
AZ: LIC 08622
CA: LIC 08622
FL: LIC 08622
IL: LIC 08622
IN: LIC 08622
MA: LIC 08622
MD: LIC 08622
NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

DAVID L. LESENE, RA
AZ: LIC 08622
CA: LIC 08622
FL: LIC 08622
IL: LIC 08622
IN: LIC 08622
MA: LIC 08622
MD: LIC 08622
NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

MICHAEL J. VOLIANO, RA
AZ: LIC 08622
CA: LIC 08622
FL: LIC 08622
IL: LIC 08622
IN: LIC 08622
MA: LIC 08622
MD: LIC 08622
NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

GERARDO P. GESARIO, PE
AZ: LIC 08622
CA: LIC 08622
FL: LIC 08622
IL: LIC 08622
IN: LIC 08622
MA: LIC 08622
MD: LIC 08622
NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

FREDERICK KINCAID, RA
AZ: LIC 08622
CA: LIC 08622
FL: LIC 08622
IL: LIC 08622
IN: LIC 08622
MA: LIC 08622
MD: LIC 08622
NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

JEROME LESLIE BEN, PA, PP
AZ: LIC 08622
CA: LIC 08622
FL: LIC 08622
IL: LIC 08622
IN: LIC 08622
MA: LIC 08622
MD: LIC 08622
NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

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NC: LIC 08622
NJ: LIC 08622
NY: LIC 08622
PA: LIC 08622
TX: LIC 08622

THE LEARNING EXPERIENCE
109 & 115 SOUTH ORANGE AVENUE WEST
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK 1904, LOTS 16&17

Project: **THE LEARNING EXPERIENCE**
109 & 115 SOUTH ORANGE AVENUE WEST
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK 1904, LOTS 16&17

Project No: **TLENJ-S-17-264**

Scale: **1" = 20'**

Drawn By: **LB**

Approved By: **GPG**

Drawing Name:

EXISTING CONDITIONS PLAN

Drawing Number: **C-100**

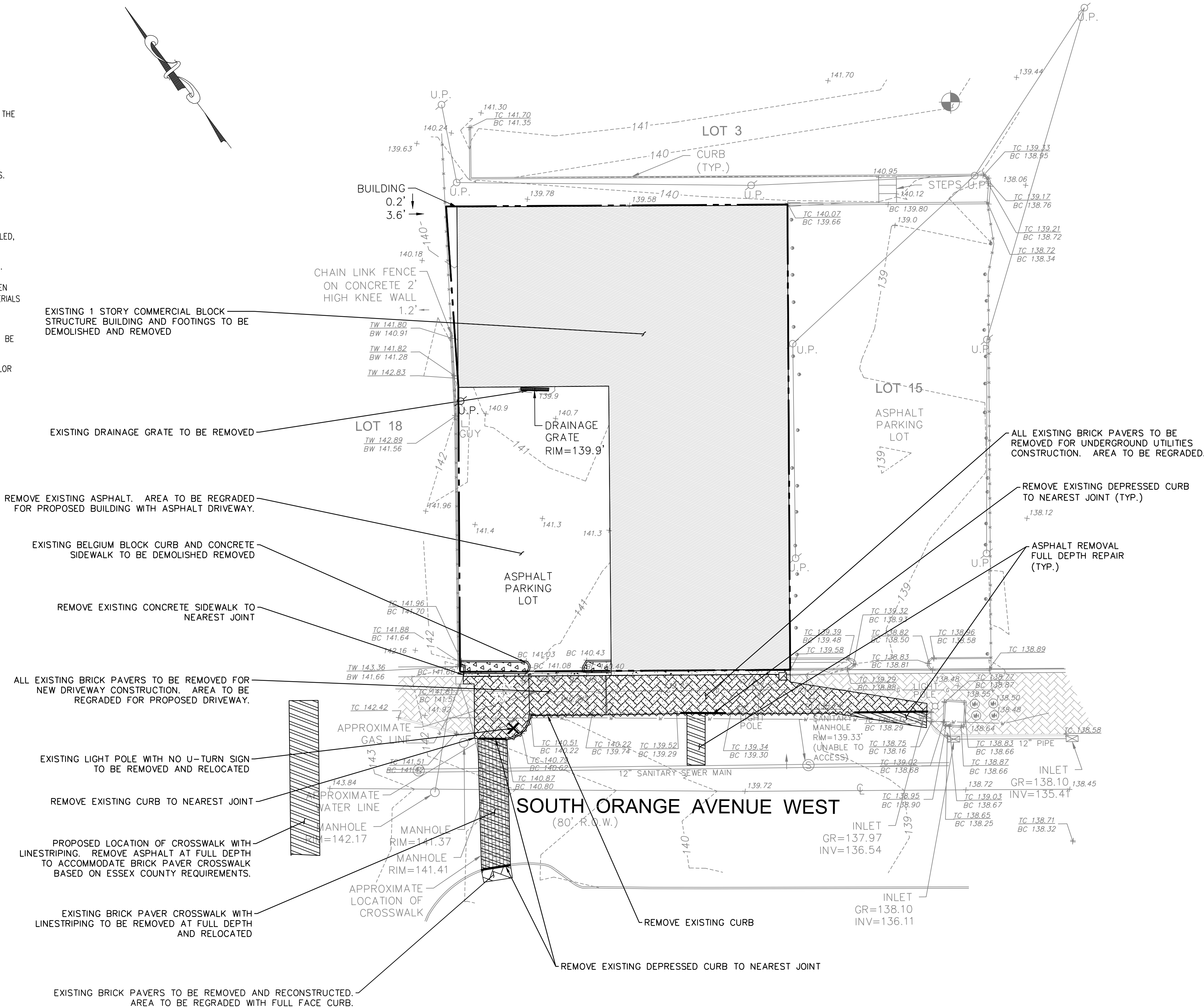
Sheet No: **2** of: **12**

Initial Date: **JANUARY 3, 2019**

GERARD P. GESARIO
PROFESSIONAL
ENGINEER
N.J. LIC. #6038255

DEMOLITION NOTES:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "TOPOGRAPHIC SURVEY OF PROPERTY, LOT NO.16&17, BLOCK 1904, TOWNSHIP OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, NEW JERSEY" BY MORGAN ENGINEERING & SURVEYING DATED 2/5/2017.
- THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY ON DRAWINGS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSING IN A LEGAL MANNER IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL CONCRETE PADS, ASPHALT PARKING, CURBS, ETC., SUCH THAT ALL THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY DISCONNECTS OF THE EXISTING UTILITY AND RECONNECTION SHALL BE INCLUDED.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES AS REQUIRED PRIOR TO START OF DEMOLITION.
- GENERAL CONTRACTOR IS DESIGNATED TO MAKE REMOVALS AND DISPOSAL OF THE MATERIALS IS HIS RESPONSIBILITY.
- GENERAL CONTRACTOR SHALL KEEP THE PROJECT SITE FREE OF DEBRIS AND MAKE FINAL CLEAN UP TO THE SATISFACTION OF THE OWNER.
- GENERAL CONTRACTOR SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
- THE GENERAL CONTRACTOR SHALL IMPLEMENT ALL NECESSARY MEASURES TO PROTECT ADJACENT AND ON-SITE PROPERTY, STRUCTURES AND UTILITIES THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.
- THE GENERAL CONTRACTOR SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE OWNER AND THE MUNICIPAL OFFICIALS. THE OWNER'S REPRESENTATIVE IS NOT RESPONSIBLE FOR JOBSITE SAFETY.
- ALL SIDEWALK, CURBS, DRIVEWAYS, PIPES, STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL DEVICES REQUIRED BY THE MUNICIPALITY AND LOCAL AGENCIES.
- PULVERIZED CONCRETE OR MASONRY SHALL NOT BE USED AS BACKFILL MATERIAL.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER/ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE EACH DAY TO INSPECT AND REMOVE ALL DIRT, GRAVEL AND LOOSE MATERIAL DUMPED, SPILLED, ETC. FROM THE CONSTRUCTION SITE ONTO OTHER ADJACENT SITES, ROW, PUBLIC OR PRIVATE STREET.
- GENERAL CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE DEMOLITION AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CURBING, PAVEMENT, LIGHTING AND/OR STORM INLETS STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL CONSTRUCTION MATERIALS SHALL BE NEW.
- GENERAL CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURBING, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPLACEMENT.
- EXISTING PAVERS ALONG FRONTAGE MAY BE REMOVED, SALVAGED, AND RE-USED. ANY NEW PAVERS INSTALLED MUST MATCH EXISTING IN COLOR AND PATTERN.



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ISSUE

NO.	DATE	DESCRIPTION	INT.
1	1.17.19	FOR COMPLETENESS REVIEW	GPG
2	4.16.19	FOR MAY 6TH HEARING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.

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THE LEARNING EXPERIENCE
109 & 115 SOUTH ORANGE AVENUE WEST
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK 1904, LOTS 16&17

Project No: **TLENJ-5-17-264**
Scale: **1" = 20'**

Drawn By: **LB**
Approved By: **GPG**

Drawing Name: **DEMOLITION PLAN**

Drawing Number: **C-200**

Sheet No: **3** of: **12**

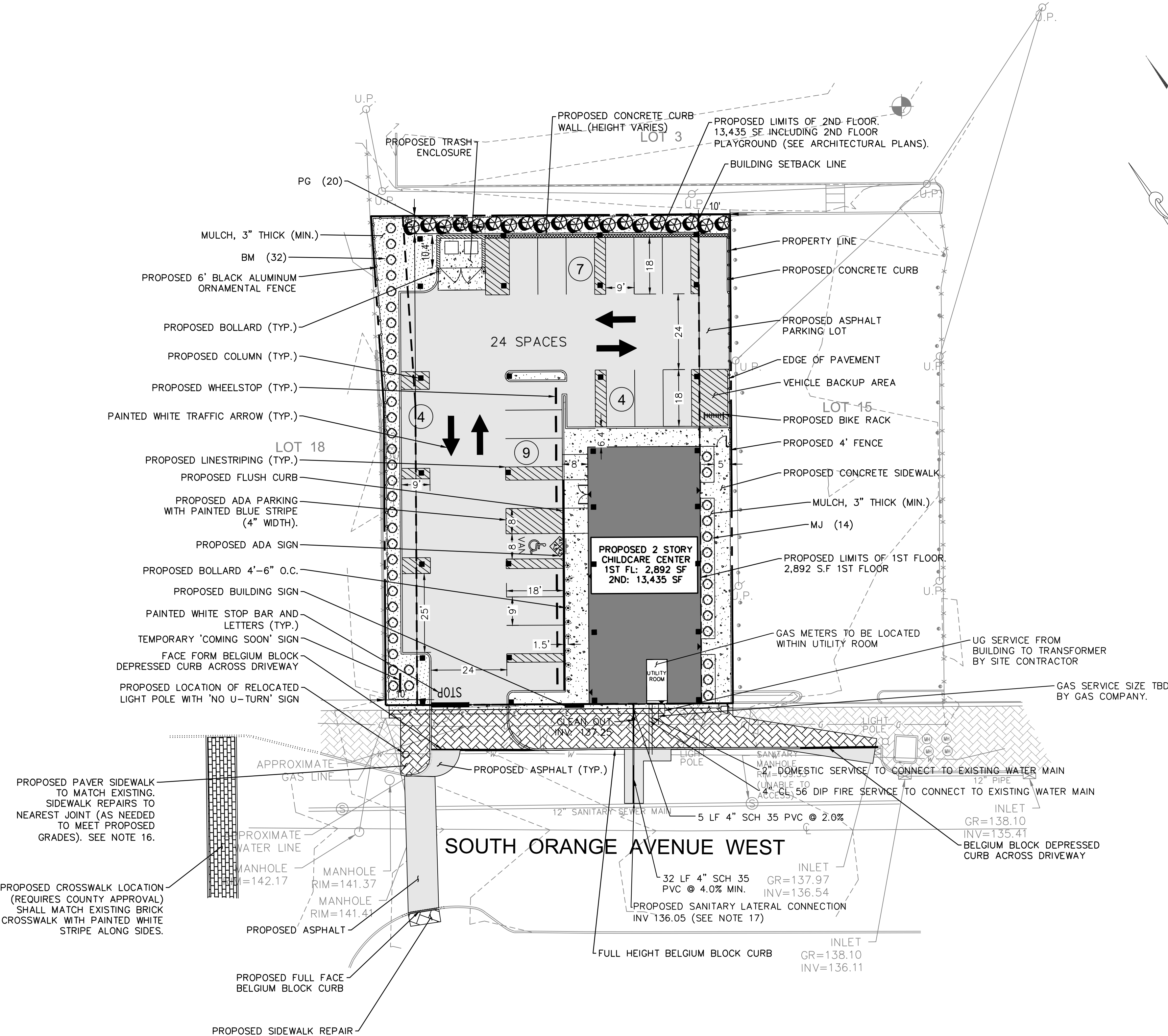
Initial Date: **JANUARY 3, 2019**
Professional Engineer: **GERARD P. GESARIO**
N.J. LIC. #06038255

GENERAL NOTES:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "TOPOGRAPHIC SURVEY OF PROPERTY, LOT NO.16&17, BLOCK 1904, TOWNSHIP OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, NEW JERSEY" BY MORGAN ENGINEERING & SURVEYING DATED 2/5/2017.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DOOR LOCATIONS, INTERIOR RENOVATIONS, AND ARCHITECTURAL ELEMENTS.
- ALL CONSTRUCTION IS TO BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND AMENDMENTS).
- THESE PLANS DEPICT THE SITE WORK IMPROVEMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TECHNIQUES, SEQUENCE OF CONSTRUCTION AND JOB SITE SAFETY. AS SUCH, THESE PLANS ARE NOT INTENDED TO REPRESENT SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO REVEAL EXISTING CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO BIDDING, ORDERING MATERIALS, AND COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO CONTACT NEW JERSEY ONE CALL NOT LESS THAN 3 BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF ANY EXCAVATION OR DEMOLITION. NEW JERSEY ONE CALL INFORMATION - PHONE: 1-800-272-1000, WEB: WWW.NJ1-CALL.ORG
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND JOB SITE SAFETY.
- THE MUNICIPAL ENGINEER MUST BE NOTIFIED ONE WEEK PRIOR TO THE CONSTRUCTION OF ANY CURBING, SIDEWALKS, PAVEMENT GRADING, OR OTHER UTILITIES.
- THE GENERAL CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.
- THE GENERAL CONTRACTOR IS REQUIRED TO REMOVE ALL UNSUITABLE MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- ALL PROPOSED IMPROVEMENTS TO BE IN ACCORDANCE WITH CURRENT ADA AND NJ BARRIER FREE CODE REQUIREMENTS.
- SUBJECT TO ALL APPLICABLE RULES, REGULATIONS, ORDINANCES AND STATUTES OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY AND STATE OF NEW JERSEY AND ANY OTHER JURISDICTION.
- THE GENERAL CONTRACTOR SHALL CONFIRM EXISTING PARKING LOT AND CURB GRADES PRIOR TO CONSTRUCTION.
- EXISTING PAVERS ALONG FRONTAGE MAY BE REMOVED, SALVAGED, AND RE-USED. ALL NEW PAVERS MUST MATCH EXISTING PAVERS IN COLOR AND PATTERN.
- SANITARY MANHOLES WERE INACCESSIBLE AT TIME OF SURVEY AND AT TIME OF INITIAL SUBMISSION OF PLANS. PUBLIC WORKS IS IN THE PROCESS OF SCHEDULING MAINTENANCE WHICH WILL ALLOW ACCESS TO THESE STRUCTURES. CONTRACTOR TO CONFIRM AND PROVIDE INVERT OF SEWER PRIOR TO CONSTRUCTION IF INFORMATION IS NOT MADE AVAILABLE PRIOR TO APPROVAL.

SITE SPECIFIC NOTES:

- VILLAGE ENGINEER TO BE CONSULTED ON ANY REDESIGN OF THE STORM SEWER WITHIN THE VILLAGE RIGHT-OF-WAY PRIOR TO ITS CONSTRUCTION IF UTILITY TEST PIT(S) INDICATE UTILITY LOCATIONS DOES NOT PROVIDE SUFFICIENT SEPARATION.
- HYDRANT FLOW TESTS WILL BE PERFORMED AND RESULTS PROVIDED TO VILLAGE ENGINEER. IF PRESSURE IN THE MAIN IS FOUND TO BE INSUFFICIENT, BUILDING DESIGN WILL INCORPORATE A DOMESTIC/FIRE SERVICE BOOSTER PUMP.



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
CURB LINE		
DEPRESSED CURB	N/A	
CONCRETE WALK	N/A	

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACE	ROOT
SHADE TREE(S)						
PG	20	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	4'	5' O.C.	CONTAINER
EVERGREEN TREE(S)						
BM	32	BUXUS MICROPHYLIA 'WINTERGREEN'	WINTERGREEN BOXWOOD	24-30"	5' O.C.	-
MJ	14	BUXUS MICROPHYLIA JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	24-30"	5' OC	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

EVERGREENS SHALL BE AT LEAST 4' TALL AT PLANTING.
SHRUBS SHALL BE AT LEAST 2' TALL AT PLANTING.



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2	4.16.19	FOR MAY 6TH HEARING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
1	4.10.19	ADD BIKE RACK/PERIMETER FENCE	GPG

PRINCIPALS

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GRADING AND DRAINAGE PLAN NOTES

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "TOPOGRAPHIC SURVEY OF PROPERTY, LOT NO.16&17, BLOCK 1904, TOWNSHIP OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, NEW JERSEY" BY MORGAN ENGINEERING & SURVEYING DATED 2/5/2017.
- THE GENERAL CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS SHOULD BE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- EXCAVATED MATERIAL CONTAINING ROCK OR STONE GREATER THAN SIX (6) INCHES IN LARGEST DIMENSION IS UNACCEPTABLE AS FILL TO WITHIN THE PROPOSED BUILDING AND PAVING AREA.
- ROCK OR STONE LESS THAN SIX (6) INCHES IN LARGEST DIMENSION IS ACCEPTABLE AS FILL TO WITHIN TWENTY-FOUR (24) INCHES OF SURFACE OF PROPOSED SURGED WHEN MIXED WITH SUITABLE MATERIAL AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- ROCK OR STONE LESS THAN TWO (2) INCHES IN LARGEST DIMENSION AND MIXED WITH SUITABLE MATERIAL IS ACCEPTABLE AS FILL WITHIN THE UPPER TWENTY-FOUR (24) INCH OF PROPOSED SUBGRADE AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:

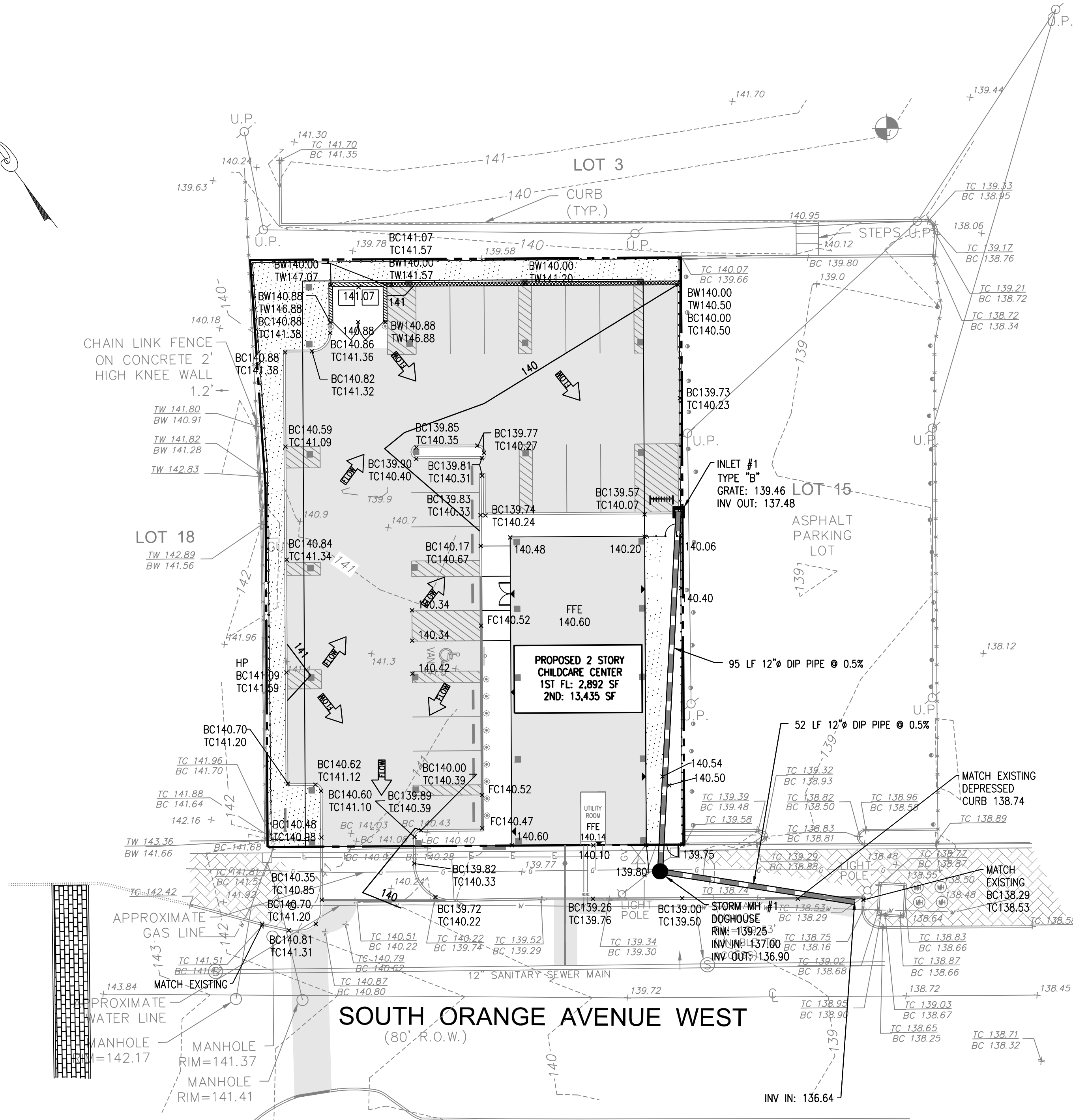
FILL AREA	STANDARD PROCTOR DRY DENSITY
SIDEWALKS	95%
PAVEMENTS AND ROADWAYS	95%
LANDSCAPE AREAS	93%
TRENCH BACKFILL	SAME AS SURROUNDING AREA
- GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS OR CONTOURS ARE INDICATED ON DRAWINGS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATION, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
- ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 4000 PSI.
- REPRESENTATIVES OF THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT THE DRAINAGE FACILITIES LOCATED ON THE PROPOSED LOTS FROM TIME TO TIME AS DEEMED NECESSARY.
- CATCH BASINS SHALL BE CLEANED OUT PERIODICALLY TO PREVENT THE BUILDUP OF SEDIMENT AND DEBRIS IN STRUCTURES.

STORMWATER NOTE:

THE PROPOSED DEVELOPMENT WILL REDUCE IMPERVIOUS LOT COVERAGE FROM 100 PERCENT UNDER EXISTING CONDITIONS TO 78.3 PERCENT UNDER PROPOSED CONDITIONS. THIS REDUCTION IN IMPERVIOUS LOT COVERAGE WILL REDUCE BOTH THE VOLUME OF STORM RUNOFF AND PEAK FLOW OF STORM RUNOFF FROM THE SITE THUS PROVIDING A BENEFIT TO THE EXISTING DOWNSTREAM STORMWATER SYSTEM.

LEGEND

	EXISTING	PROPOSED
STORM SEWER	N/A	
PROPERTY LINE		
MANHOLE	N/A	
CATCH BASIN	N/A	
SPOT ELEVATION	TC 100.57' BC 100.42'	99.30'
CONTOUR	-----102-----	[99]



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CHERYL SCHWEIKER, AIA

CHERYL SCHWEIKER, AIA AZ LIC 08022 CA LIC 08022 CT LIC 08022 DC LIC 08022 DE LIC 08022 FL LIC 08022 GA LIC 08022 IA LIC 08022 IL LIC 08022 IN LIC 08022 MD LIC 08022 MI LIC 08022 NJ LIC 08022 NY LIC 08022	CHERYL SCHWEIKER, AIA AZ LIC 08022 CA LIC 08022 CT LIC 08022 DC LIC 08022 DE LIC 08022 FL LIC 08022 GA LIC 08022 IA LIC 08022 IL LIC 08022 IN LIC 08022 MD LIC 08022 MI LIC 08022 NJ LIC 08022 NY LIC 08022
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THE LEARNING EXPERIENCE
109 & 115 SOUTH ORANGE AVENUE WEST
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK 1904, LOTS 16&17

Project No:	Scale:
TLENJ-5-17-264	1" = 20'
Drawn By:	Approved By:
LB	GPG

Drawing Name:

GRADING AND DRAINAGE PLAN

Drawing Number:	C-400
Sheet No. of:	5 12
Initial Date:	GERARD P. GESARIO PROFESSIONAL ENGINEER JANUARY 3, 2019 N.J. LIC. #6038255

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	14	Holophane	PPSQL2 P40 40K/50K XX GL T5W	Holophane ParkPak Square LED, LED Performance Package P40, 51W, 4000K/5000K CCT, Voltage, Borosilicate glass lens, Type V, Wide	LED	1	PPSQL2_P40_40K_50K_XX_GL_T5W.i	4822	0.92	51

- Note
- Readings shown are in units of maintained footcandles.
 - Total light loss factor = .92
 - Ceiling height = 12.5' off
 - Fixture mounting height = 12.25' off
 - Fixture spacing = See plan view.
 - Reflectance = 10%
 - This photometrics layout was calculated using specific criteria, any deviation from stated parameters will effect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property summary @ grade	+	2.6 fc	6.7 fc	0.0 fc	N/A	N/A

SOUTH ORANGE AVENUE WEST

0 5 10 20



Parkpak® LED



Catalog Number	Type
Notes	

Mechanical

- Heavy grade A380 cast aluminum coupled with a rigorous 5-stage pretreatment, epoxy basecoat and polyester topcoat yield a finish that achieves a scribe creepage rating of 8 after 5,000 hours of salt spray.
- Mounts to a standard junction box
- Provide a swivel kit for pendant mount applications that is secured to a 4 inch square electrical box
- Wet location listed
- IP66 rating
- "N" threaded plug (N" - 14 NPT) on each side, accepts 3/4" and 1/2" conduit.
- Vibe rating for surface mount: 3G
- Vibe rating for pendant mount: 3G at 1.5 feet, excludes swivel kit
- Pendant mount: 3/4" - 14 NPT in center of housing
- Bird Shroud (Accessory)

Electrical

- Electrical harness for quick and safe disconnect / connect of power and options
- Rated for -40°C / -40°F minimum ambient
- Programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard LEDs shall have a minimum of 70 CRI available in 3000K, 4000K and 5000K CCT
- Optional LEDs shall have a minimum of 80 CRI available in 3000K, 4000K and 5000K CCT (8 week lead-time)
- Internal mounted emergency battery backup for operation in an ambient temperature ranging from -20°C - 30°C for P10 thru P40 performance packages, non CEC compliant
- The electrical system shall be designed to meet ANSI/IEEE C62.41.2 10kV/10kA and C62.5 20kV/10kA (with indicator light) as standard with an optional downgrade 10kV/5kA surge protection (without indicator light)
- The emergency battery option will be equipped with the 10kV/5kA surge protection

Optical

- The light engine shall be IP66
- Type V-E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

Optical Material Options

- Borosilicate glass lens (GL)
- Polycarbonate lens (PY)
- A zero uplight option (FC)

Controls

- Field adjustable output
- Button style photocontrol
- XPoint™ Wireless control
- Motion Sensor / Ambient Photocontrol with mounting options ranging from (8-15') and (15-30')
- Title 24 compliance options available

Certification and Standards

- Luminaire shall be CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C / 104°F for standard product
- Designlights Consortium™ (DLC) qualified products. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/
- UL 79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-06 and TM-21

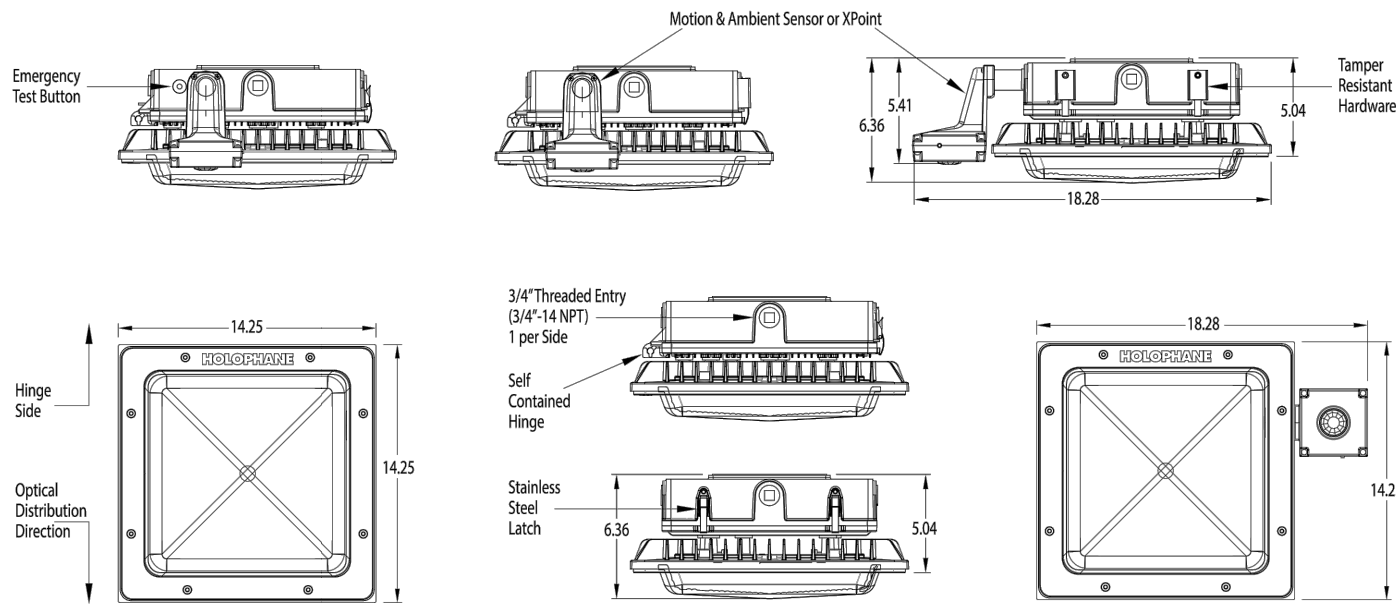
Warranty

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx

- Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

DIMENSIONAL DATA

Maximum weight: 24 lbs.



Acuity Brands | Holophane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com
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PPSQL2
Page 1 of 8

LOT 18

PROPOSED 2 STORY
CHILDCARE CENTER
1ST FL: 2,892 SF
2ND: 13,435 SF



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www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	1.17.19	FOR COMPLETENESS REVIEW	GPG
2	4.16.19	FOR MAY 6TH HEARING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

AZ: LIC 48159

MN: LIC 44504

CO: LIC ARC-401483

CT: LIC ARJ0011415

DC: LIC ARC101849

DE: LIC 55-0007356

FL: LIC ARS4034

GA: LIC 84011484

IL: LIC 06077

IN: LIC 00100069

MA: LIC ARJ00006

MD: LIC 12062

MI: LIC 1602189

NJ: LIC 12882

NY: LIC 08022

PA: LIC 084511

RI: LIC 00000000

SC: LIC ARK9163

TN: LIC 00000000

TX: LIC 00000000

VA: LIC 00000000

WA: LIC 00000000

WI: LIC 00000000

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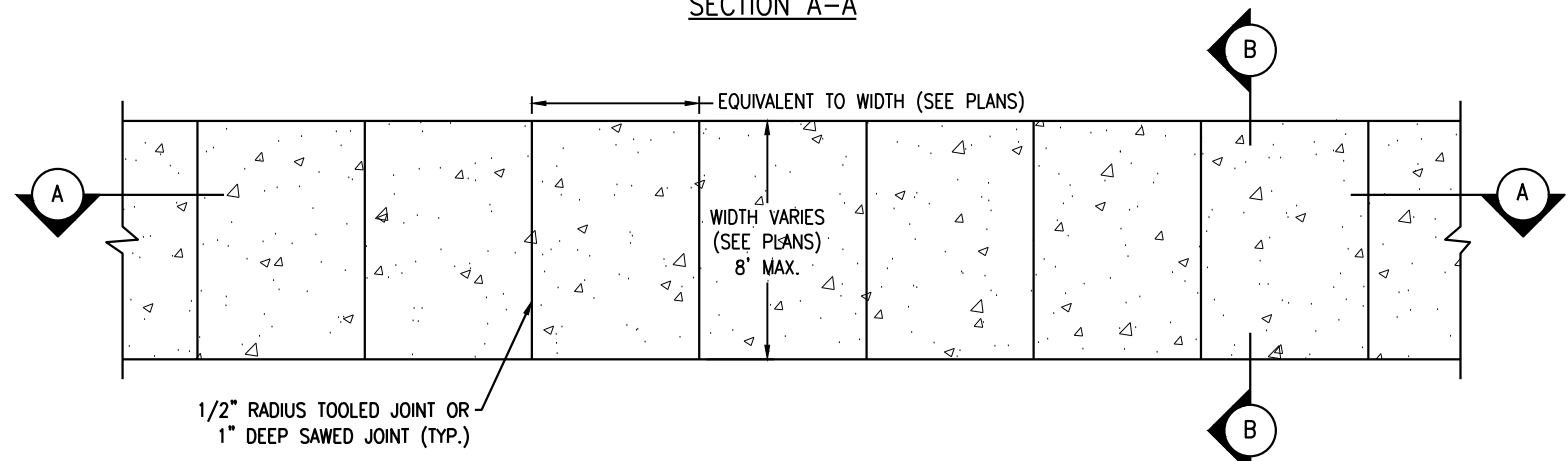
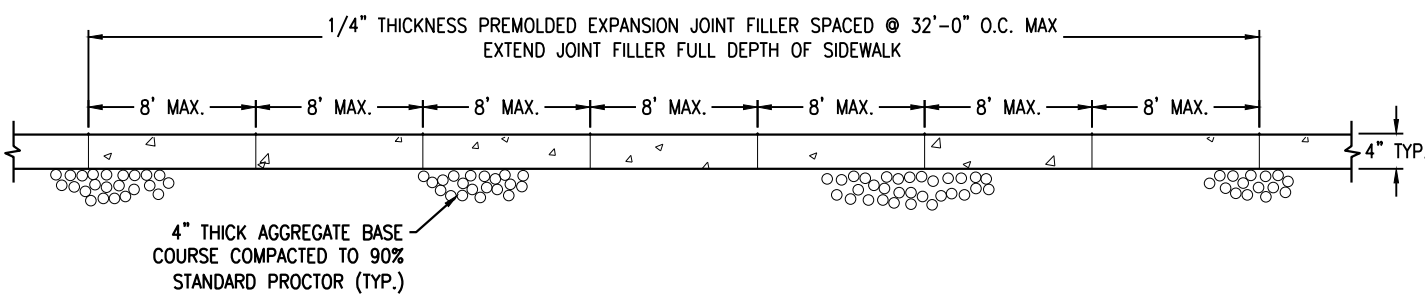
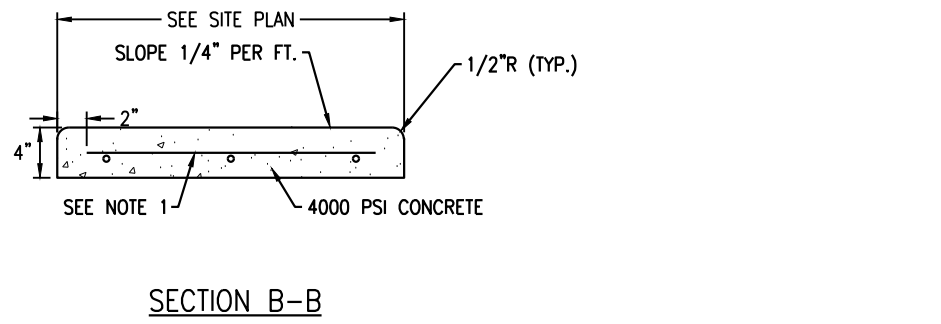
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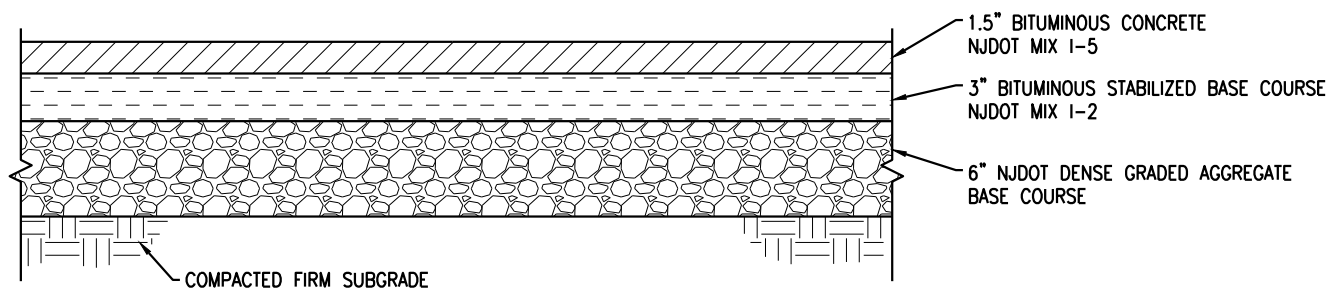
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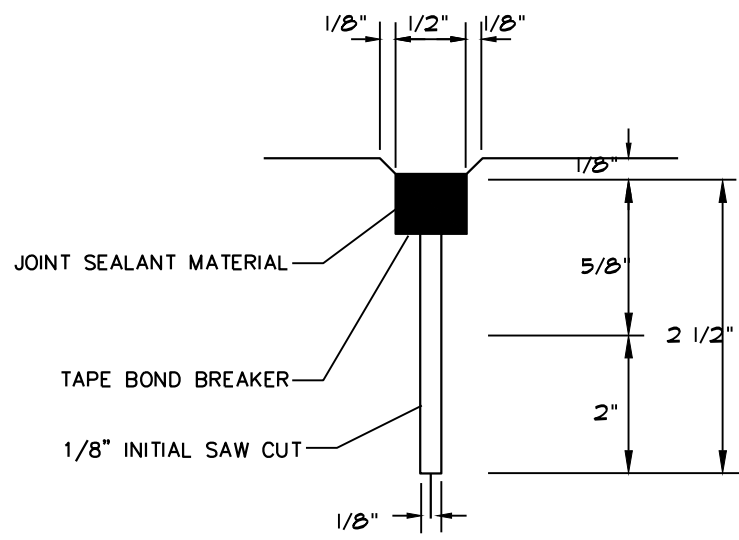
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APROTOPAPAS
PLOTTED: 04/16/2019



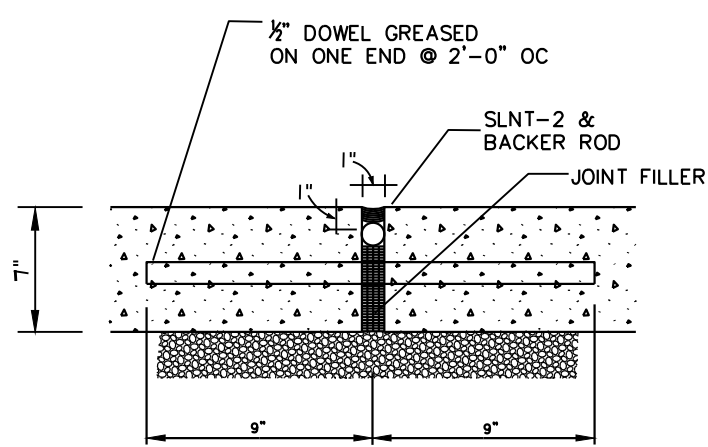
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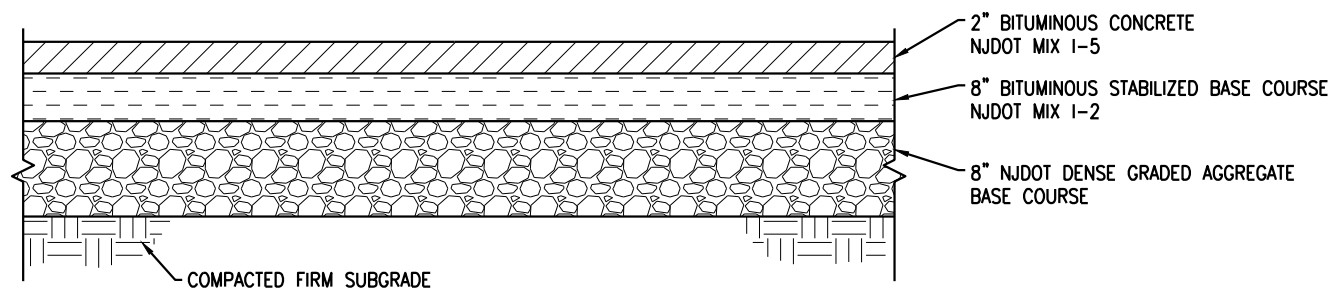
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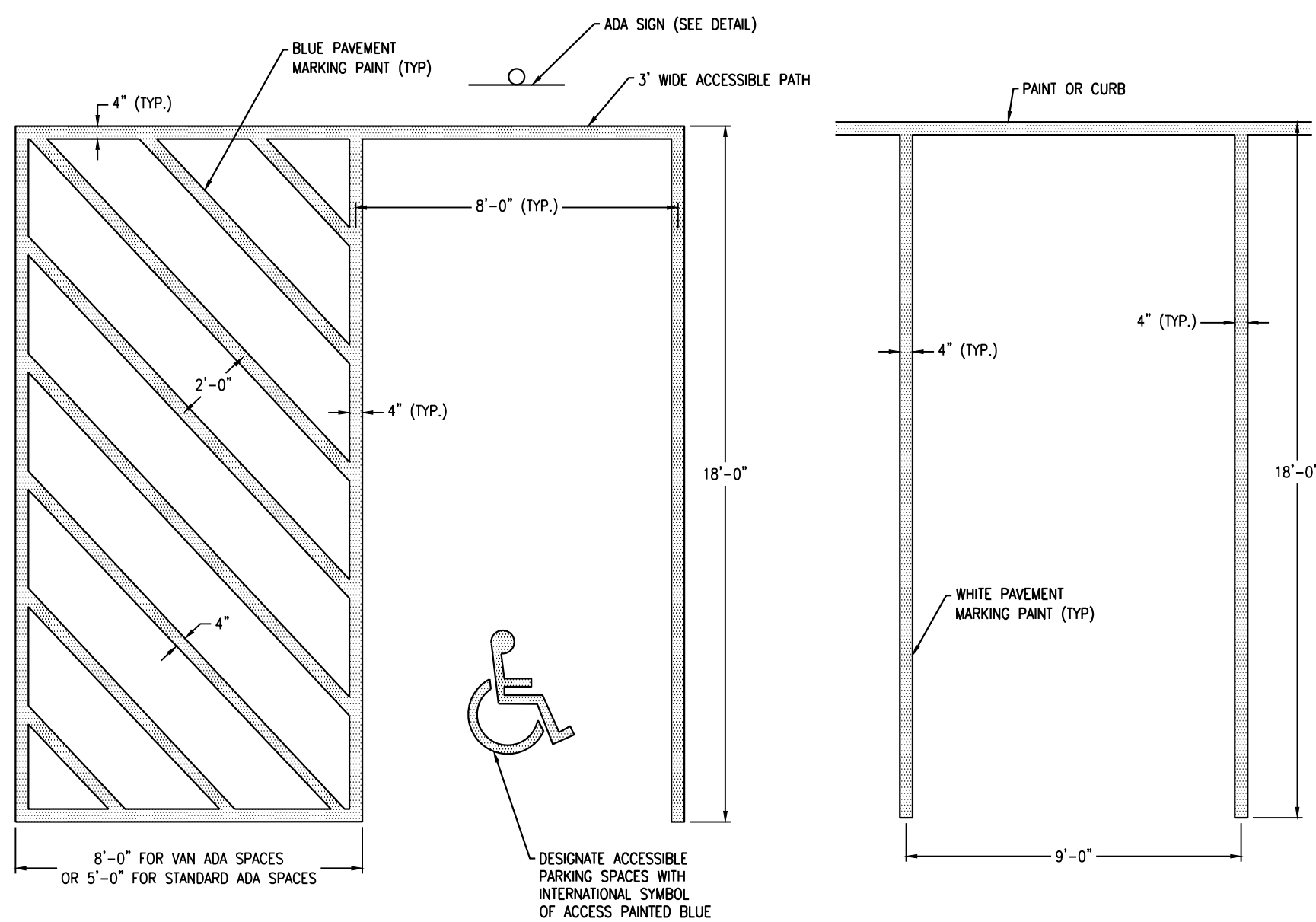
**CONSTRUCTION JOINT
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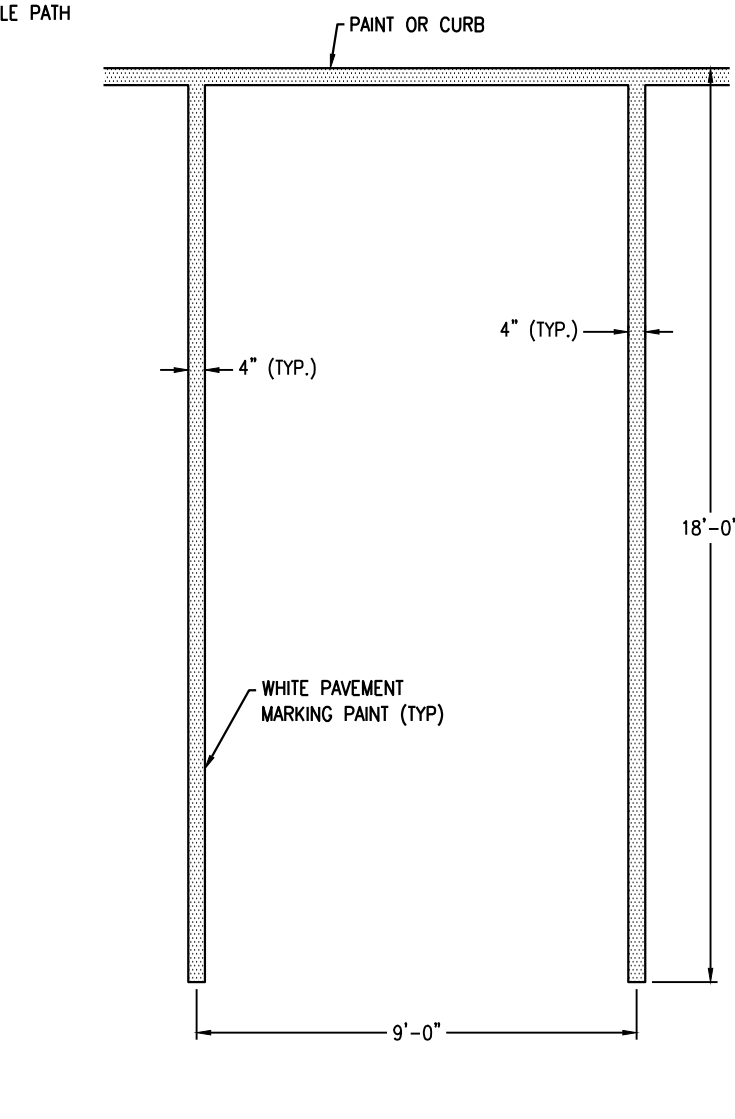
EXPANSION JOINT @ MAX 20'-0\"/>



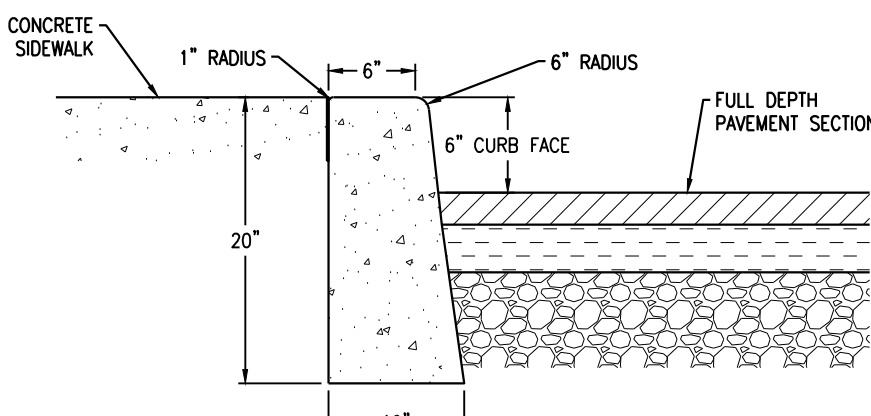
ASPHALT PAVEMENT SECTION (COUNTY ROAD)
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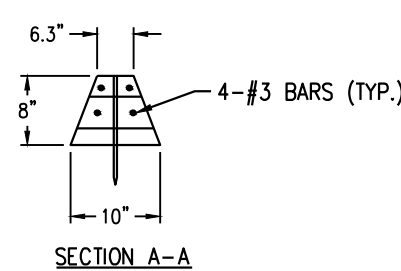
ADA PARKING SPACE STRIPING
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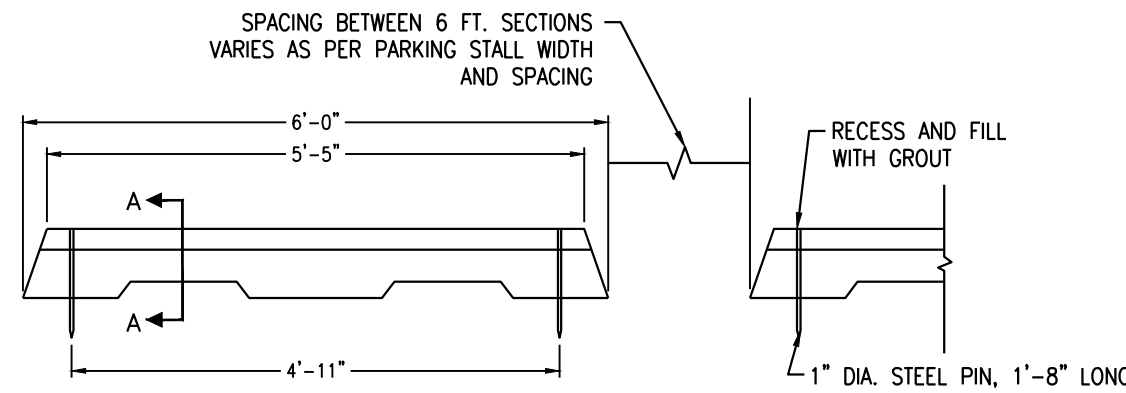
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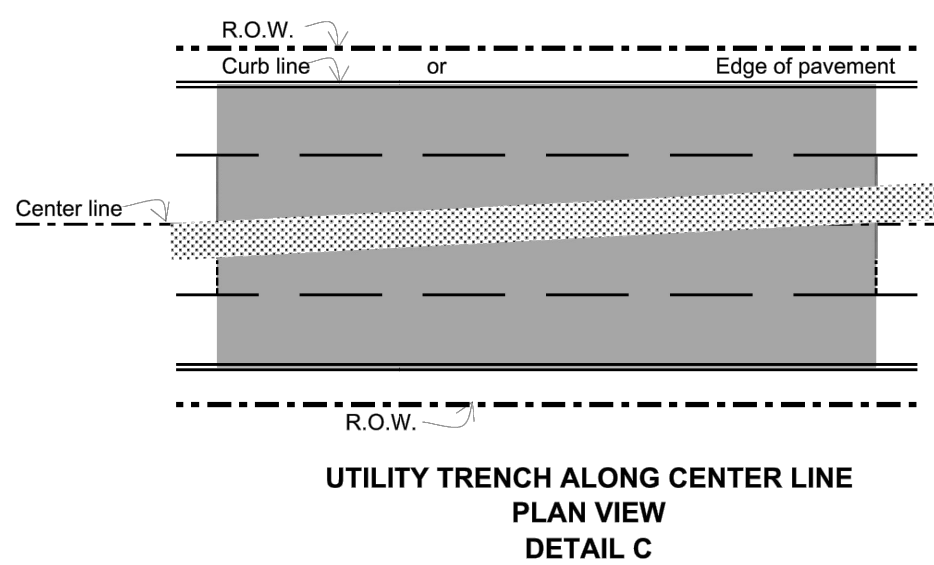
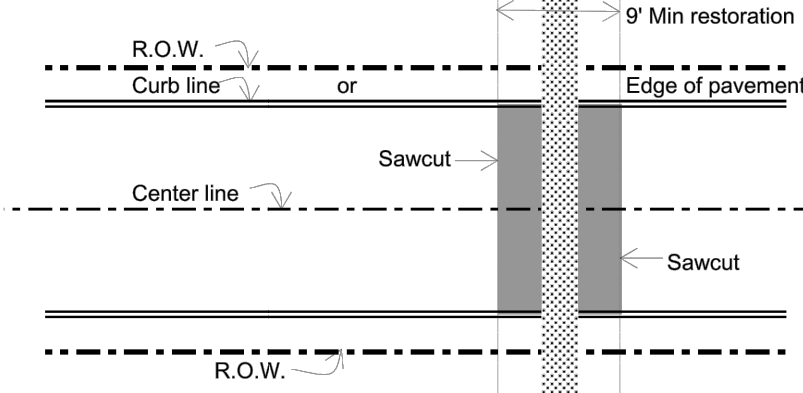
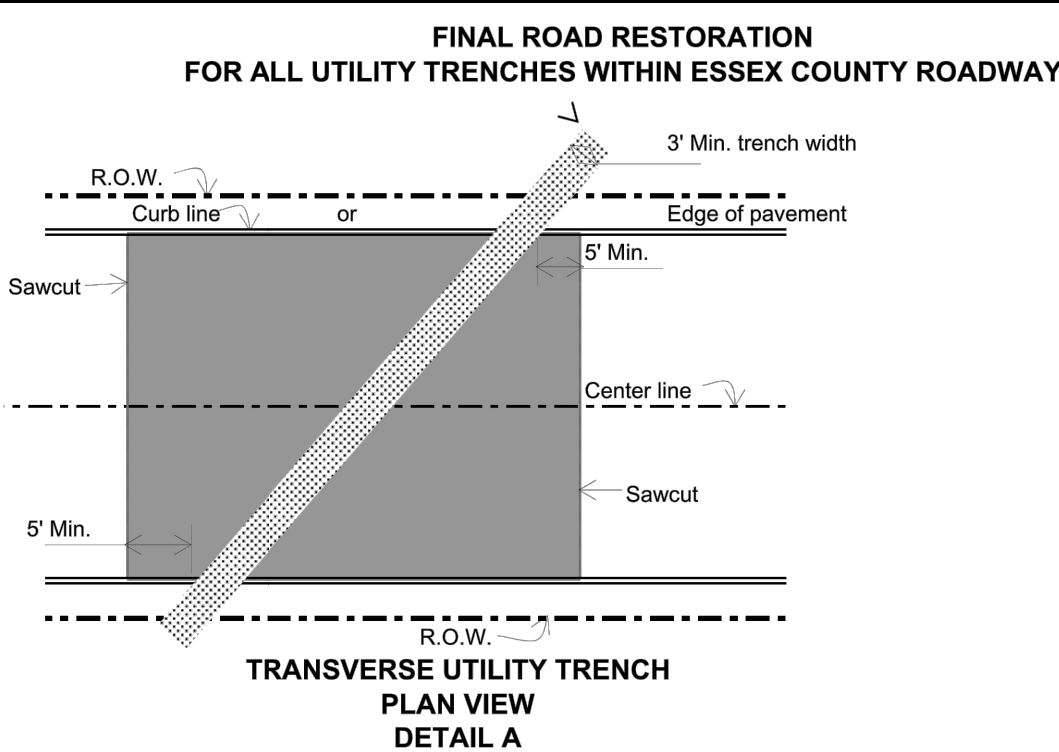
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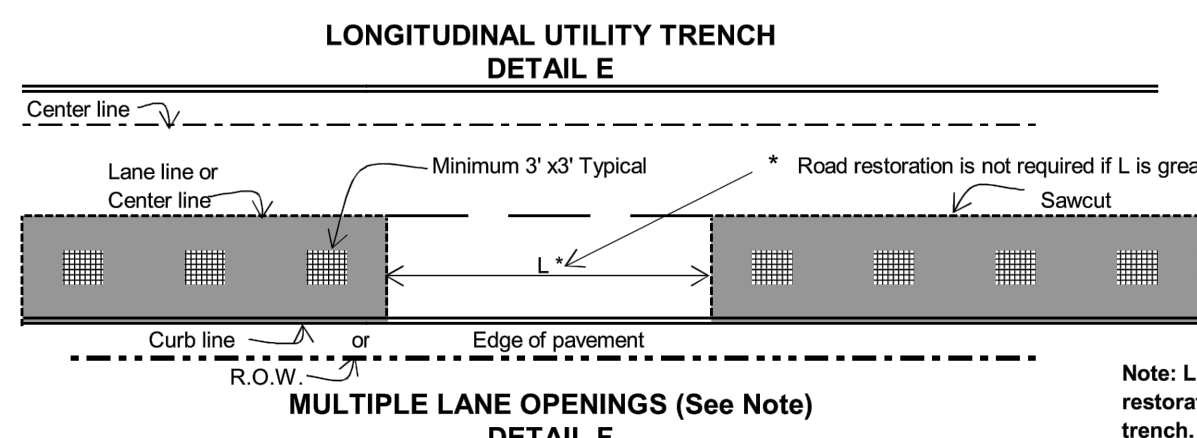
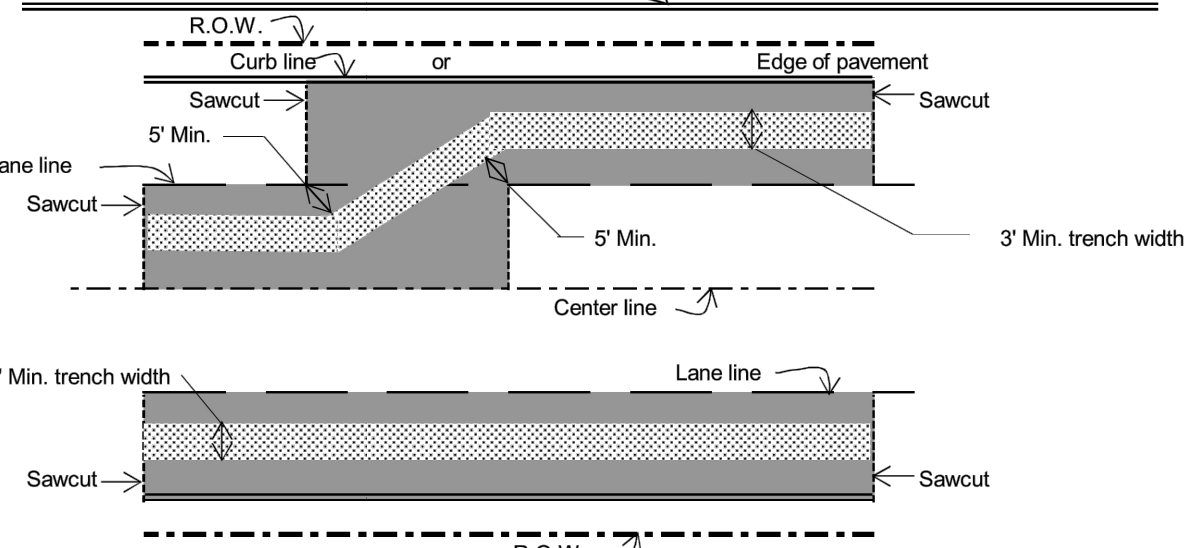
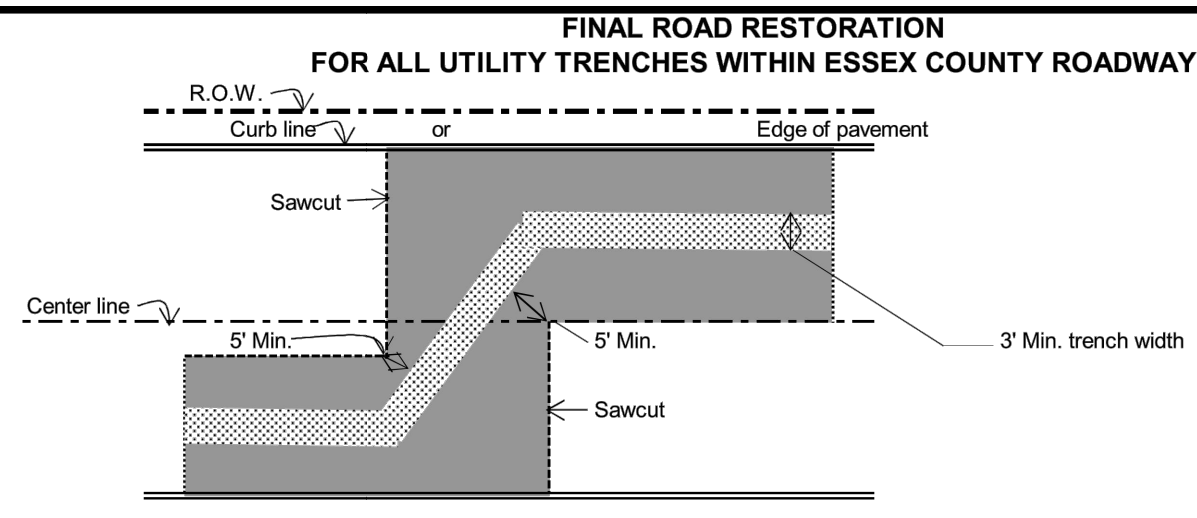
PRECAST CONCRETE WHEEL STOP
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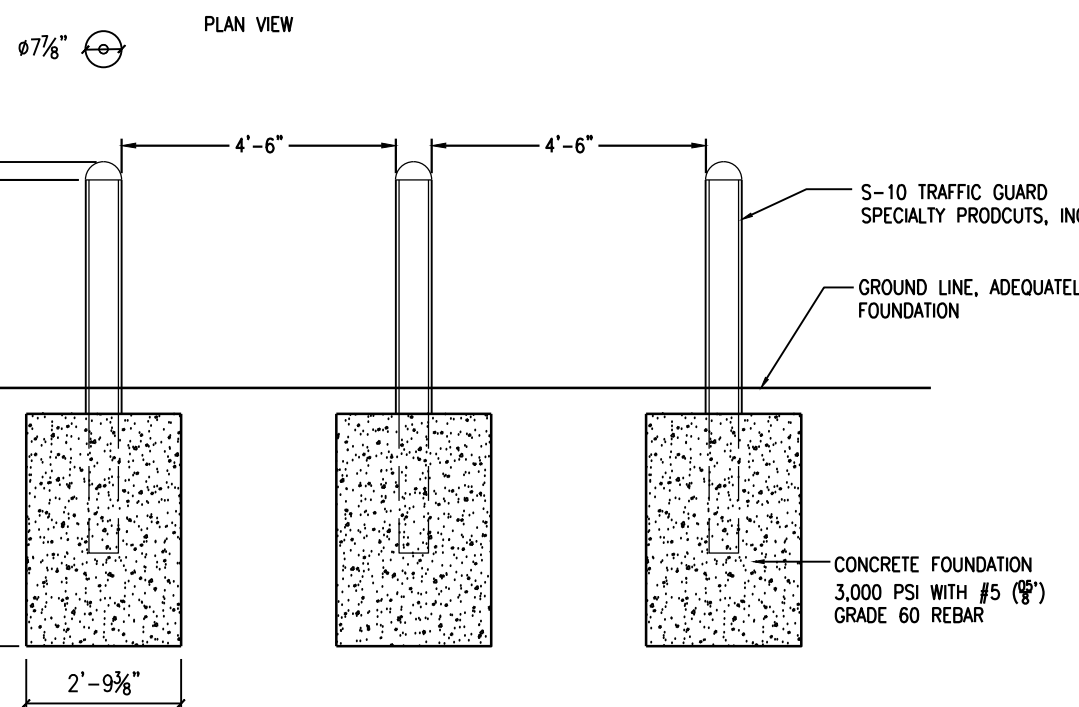
TRAFFIC FLOW ARROWS
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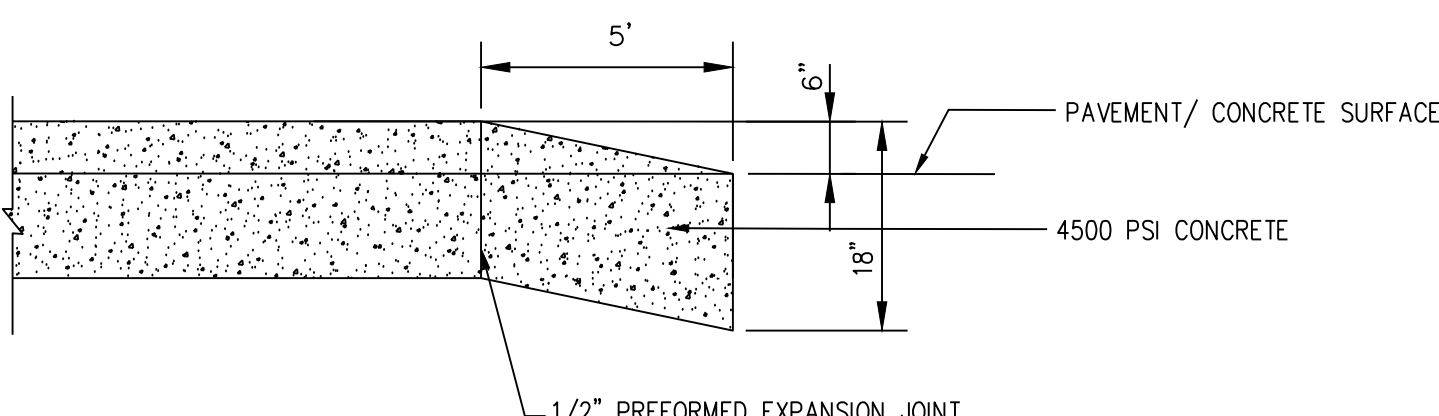
**MILLING AND RESURFACING LIMITS-
DETAILS A, B & C**
Drawn by: LER Date: 5/3/2017
Scale: NTS Drawing No. 2 of 3
ESSEX COUNTY DEPARTMENT OF PUBLIC
WORKS DIVISION OF ENGINEERING
ON FILE
Sanjeev Varghese, P.E., P.P.



**MILLING AND RESURFACING LIMITS-
DETAILS D, E & F**
Drawn by: LER Date: 5/3/2017
Scale: NTS Drawing No. 3 of 3
ESSEX COUNTY DEPARTMENT OF PUBLIC
WORKS DIVISION OF ENGINEERING
ON FILE
Sanjeev Varghese, P.E., P.P.



BOLLARD DETAIL
N.T.S.



END CURB TAPER DETAIL
N.T.S.



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Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	1.17.19	FOR COMPLETENESS REVIEW	GPG
2	4.16.19	FOR MAY 6TH HEARING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA AZ UC 48159 CO UC ARC-401483 CT UC 4810011415 DC UC ARC101849 DE UC 55-0007356 FL UC APR4034 GA UC 96011484 IL UC 05017 IN UC 001020069 MD UC 12562 MI UC 1762182189 NJ UC 08022 NY UC 050995 PA UC 050995 RI UC 050995 SC UC 050995 TN UC 050995 TX UC 050995 VA UC 050995 VT UC 050995	IRWIN H. KIZEL, AIA, PE AZ UC 48159 CO UC ARC-401483 CT UC 4810011415 DC UC ARC101849 DE UC 55-0007356 FL UC APR4034 GA UC 96011484 IL UC 05017 IN UC 001020069 MD UC 12562 MI UC 1762182189 NJ UC 08022 NY UC 050995 PA UC 050995 RI UC 050995 SC UC 050995 TN UC 050995 TX UC 050995 VA UC 050995 VT UC 050995	RICHARD A. JARMEL, AIA, PE AZ UC 48159 CO UC ARC-401483 CT UC 4810011415 DC UC ARC101849 DE UC 55-0007356 FL UC APR4034 GA UC 96011484 IL UC 05017 IN UC 001020069 MD UC 12562 MI UC 1762182189 NJ UC 08022 NY UC 050995 PA UC 050995 RI UC 050995 SC UC 050995 TN UC 050995 TX UC 050995 VA UC 050995 VT UC 050995
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ASSOCIATES

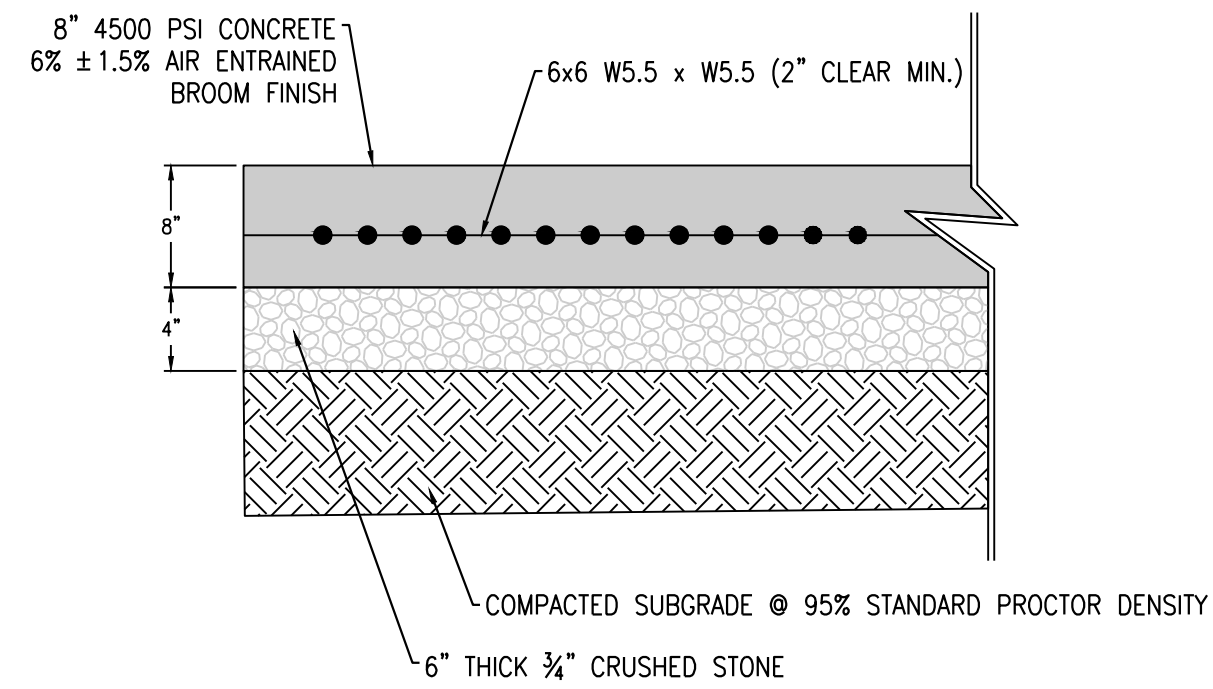
RONALD A. BROCKENSHIRE, PE AZ UC 48159 CO UC ARC-401483 CT UC 4810011415 DC UC ARC101849 DE UC 55-0007356 FL UC APR4034 GA UC 96011484 IL UC 05017 IN UC 001020069 MD UC 12562 MI UC 1762182189 NJ UC 08022 NY UC 050995 PA UC 050995 RI UC 050995 SC UC 050995 TN UC 050995 TX UC 050995 VA UC 050995 VT UC 050995	DAVID L. LESSENE, RA AZ UC 48159 CO UC ARC-401483 CT UC 4810011415 DC UC ARC101849 DE UC 55-0007356 FL UC APR4034 GA UC 96011484 IL UC 05017 IN UC 001020069 MD UC 12562 MI UC 1762182189 NJ UC 08022 NY UC 050995 PA UC 050995 RI UC 050995 SC UC 050995 TN UC 050995 TX UC 050995 VA UC 050995 VT UC 050995	MICHAEL J. VOLLMER, RA AZ UC 48159 CO UC ARC-401483 CT UC 4810011415 DC UC ARC101849 DE UC 55-0007356 FL UC APR4034 GA UC 96011484 IL UC 05017 IN UC 001020069 MD UC 12562 MI UC 1762182189 NJ UC 08022 NY UC 050995 PA UC 050995 RI UC 050995 SC UC 050995 TN UC 050995 TX UC 050995 VA UC 050995 VT UC 050995
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THE LEARNING EXPERIENCE
109 & 115 SOUTH ORANGE AVENUE WEST
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK 1904, LOTS 16&17

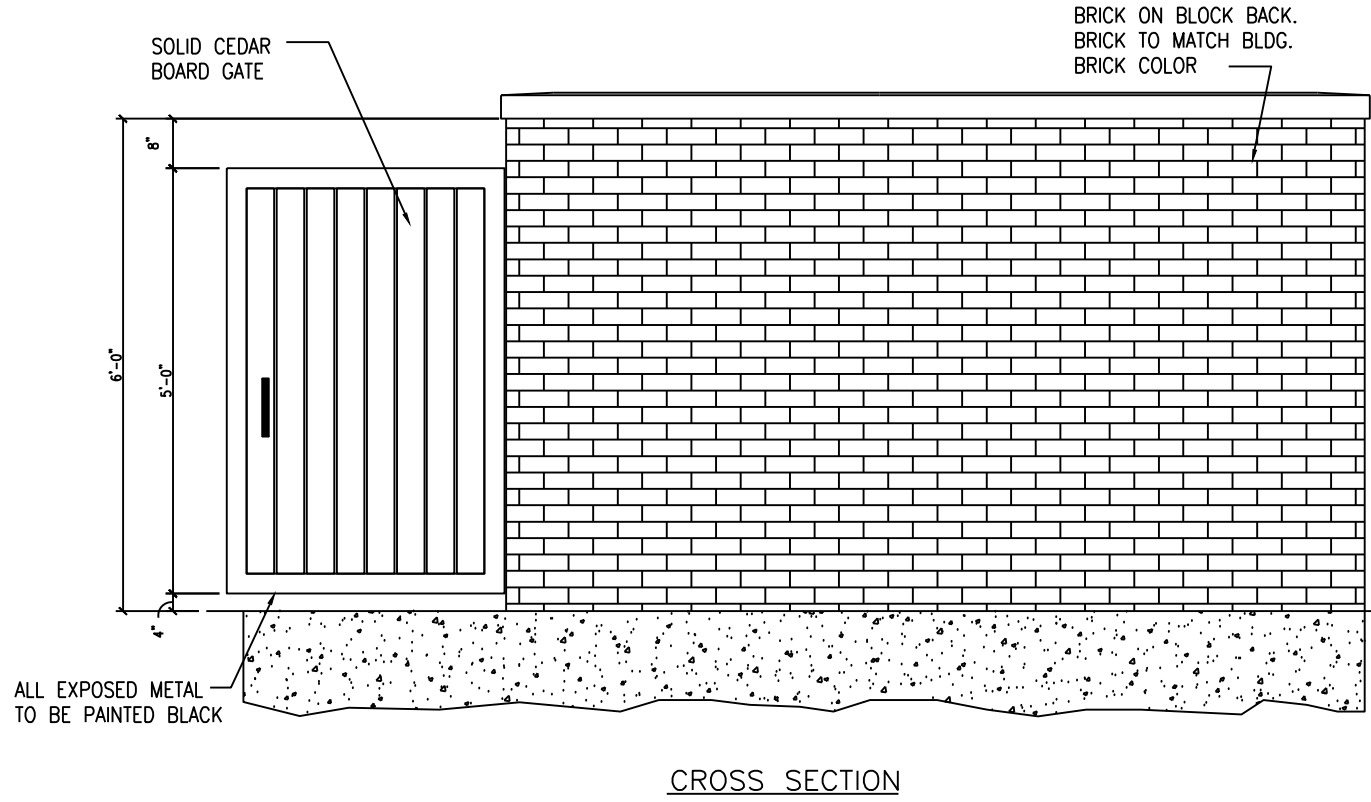
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TLENJ-S-17-264	AS NOTED
Drawn By:	Approved By:
LB	GPG

DETAIL SHEET

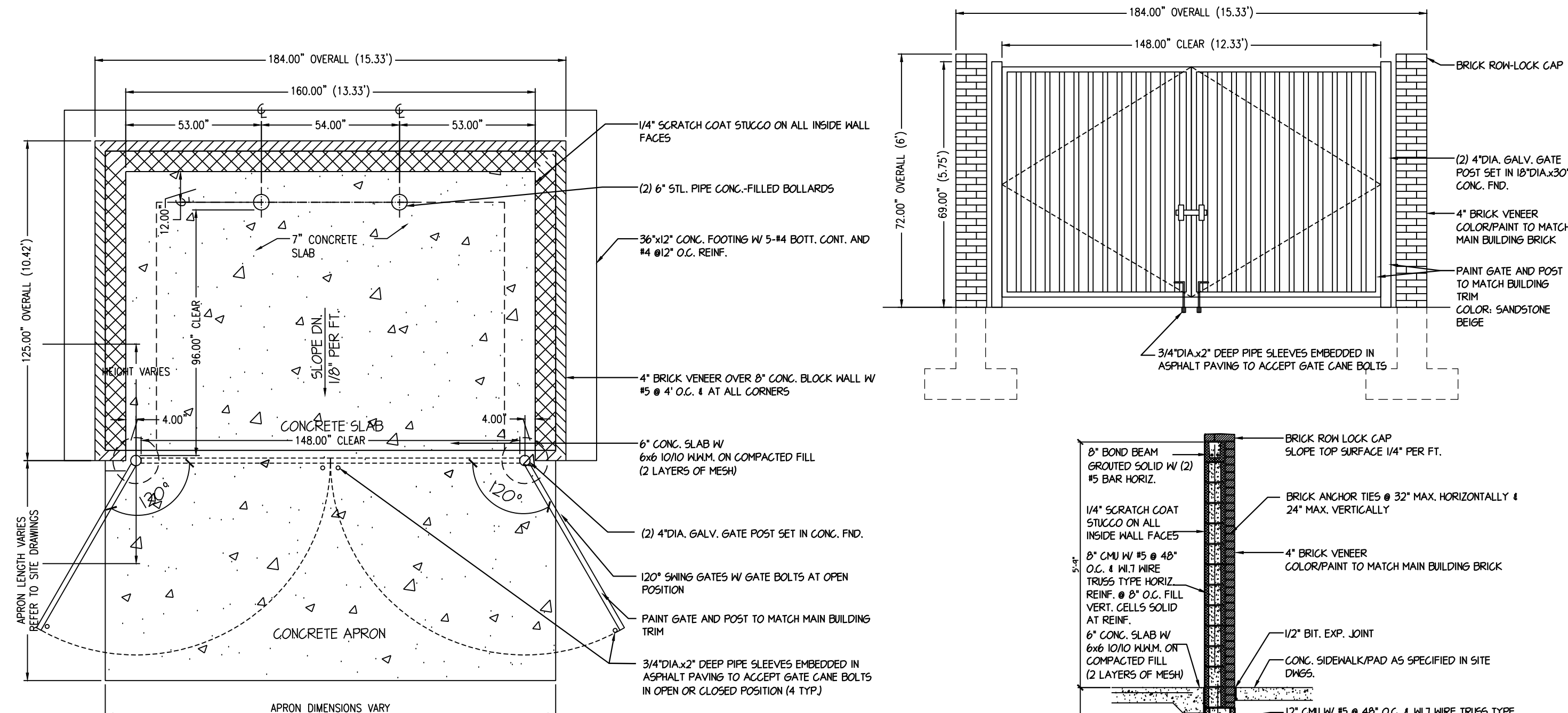
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C-900	
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Initial Date:	
JANUARY 3, 2019	
	GERARD P. GESARIO PROFESSIONAL ENGINEER N.J. LIC. #6038255



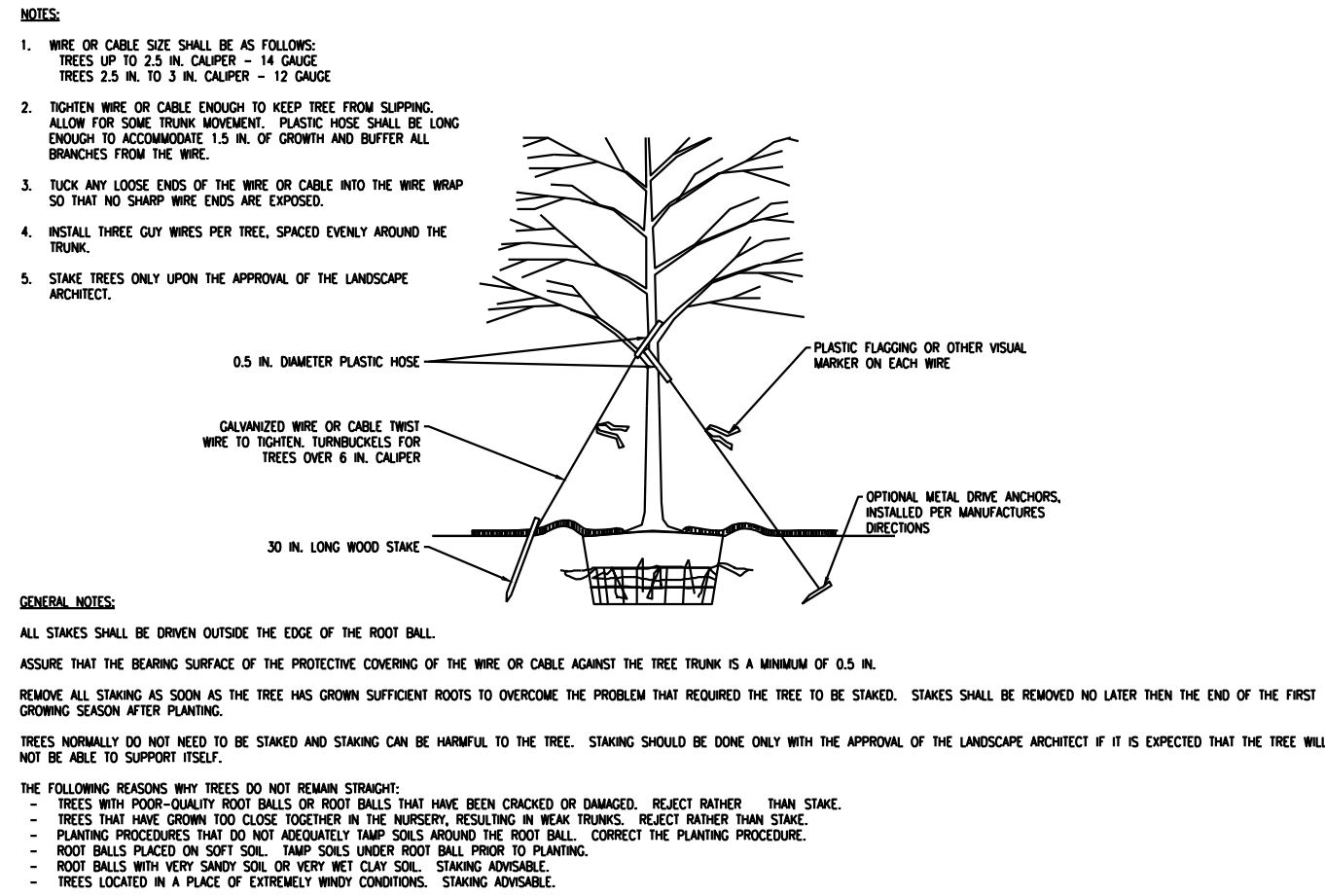
CONCRETE SLAB FOR DUMPSTER
N.T.S.



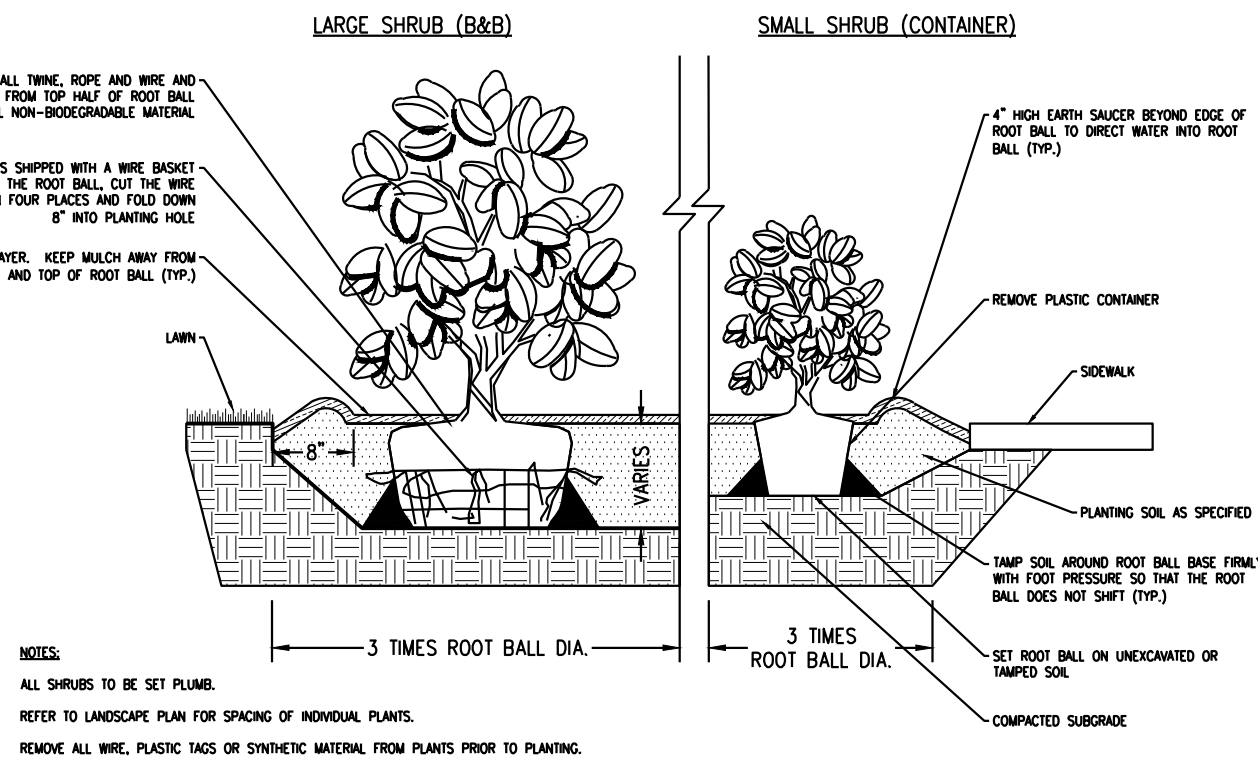
TRASH ENCLOSURE WALL DETAIL
N.T.S.



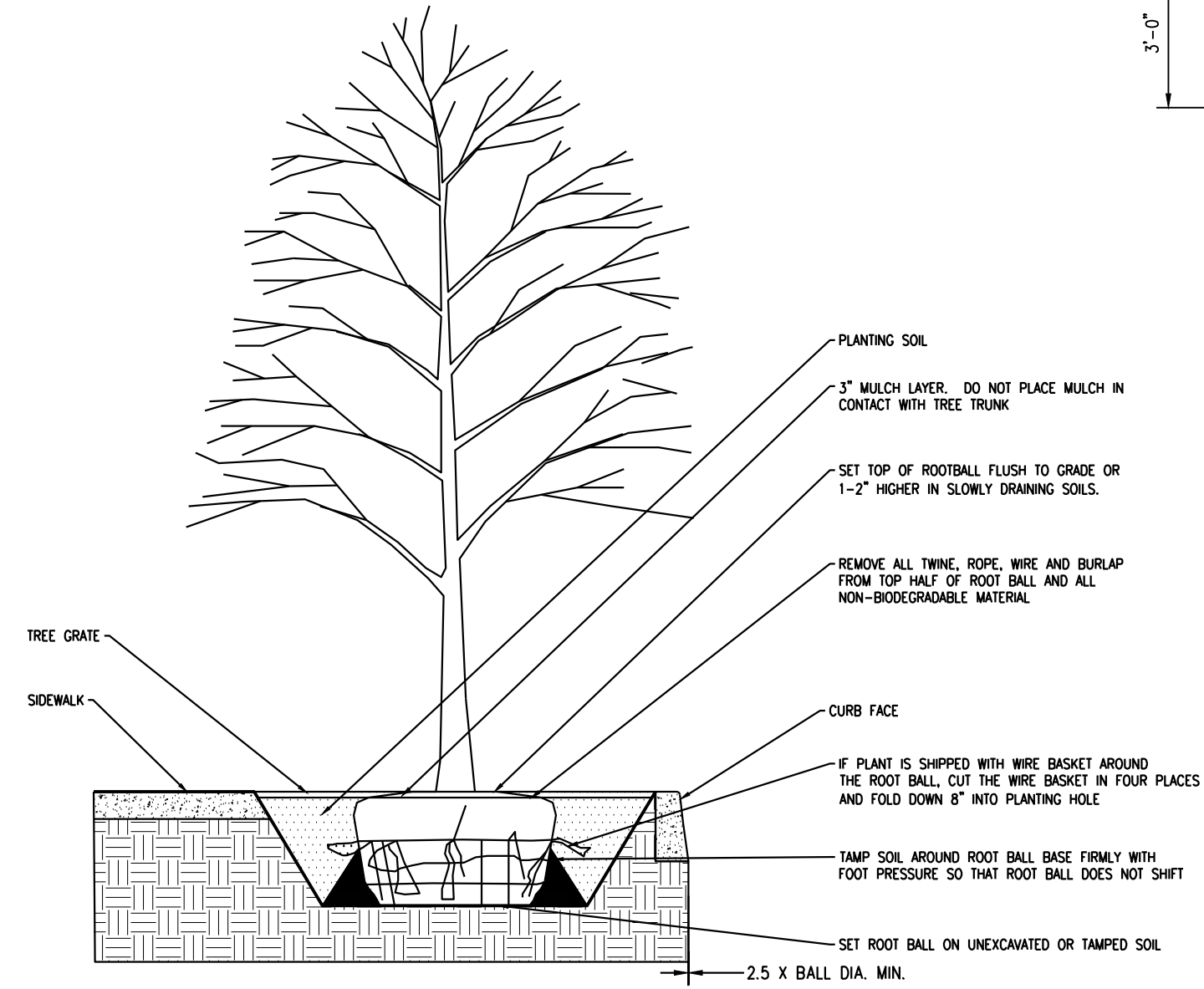
TRASH ENCLOSURE DETAIL
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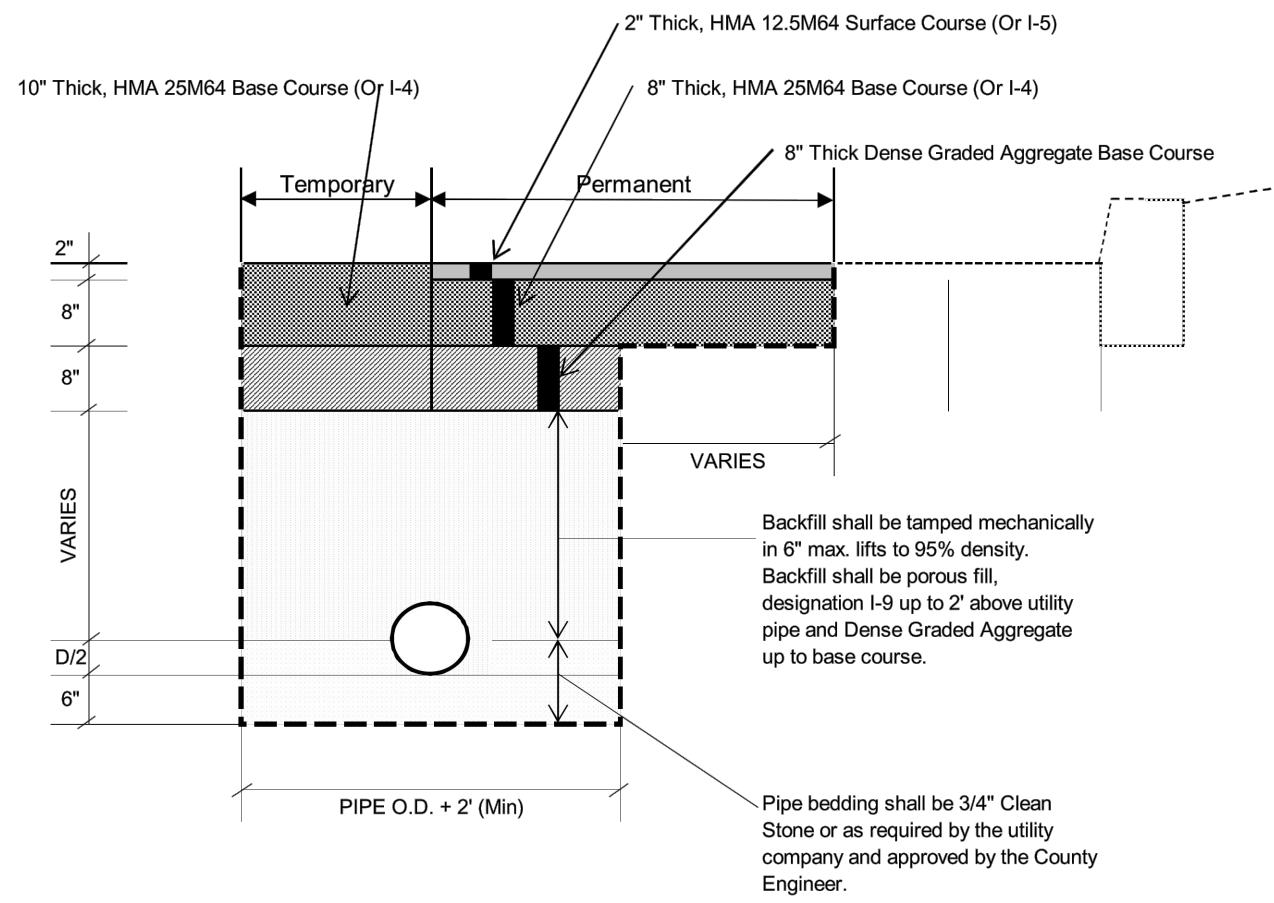
TREE STAKING DETAIL – TREES 3 INCH CALIPER OR LARGER
N.T.S.



SHRUB PLANTING
N.T.S.

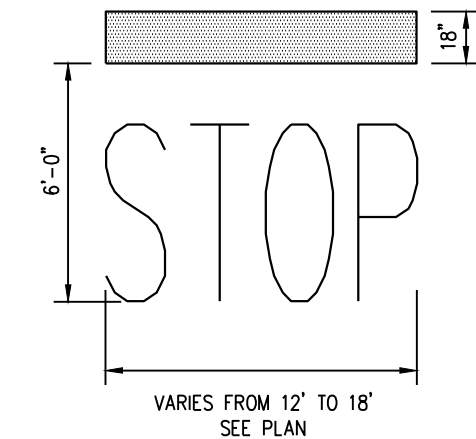


DECIDUOUS TREE PLANTING
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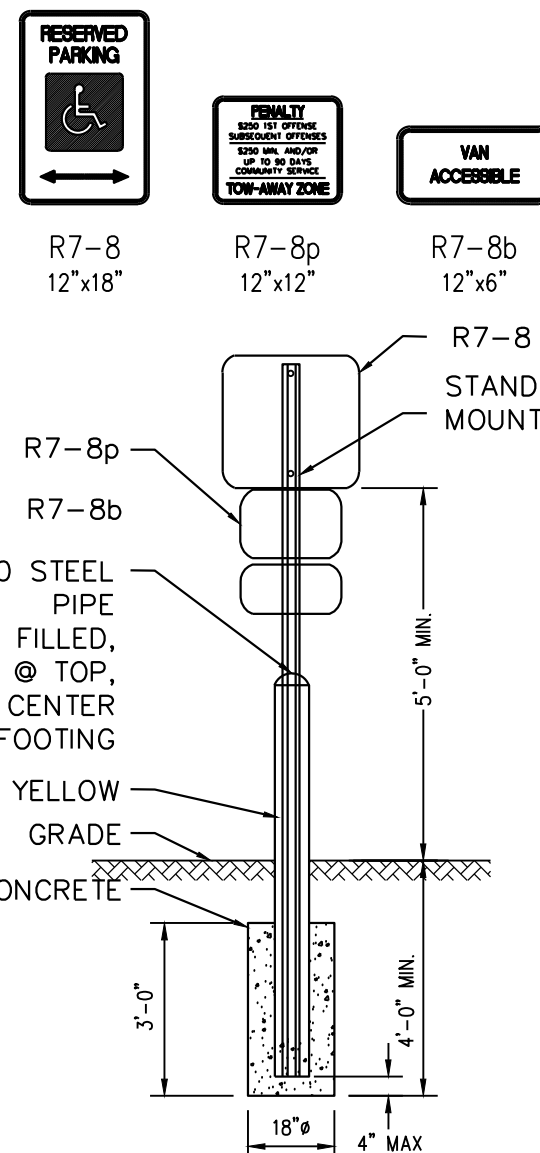
- NOTES:
- 2007 New Jersey D.O.T. Standard Specifications for Roads and Bridge Construction with amendments shall govern.
 - When the edge of trench is within 4' or less from the existing curb, full depth pavement shall be constructed.
 - All excavated unsuitable material shall be removed and disposed of at the utility and/or contractor's expense.
 - Temporary pavement replacement shall be 10 inches of HMA 25M64 Surface Course or I-4, compacted in five inches lifts.
 - After three (3) months or as directed by the County Engineer or his duly authorized representative, the trench shall be milled 2 inches deep, as per limits determined on Details A thru F, then the trench must be resurfaced with 2" of HMA 12.5M64 Surface Course. (See Details A thru F)
 - Trenches shall be sawcut as indicated in this drawing. Butt joints are not allowed.
 - Traffic stripes and traffic markings are to be replaced with Traffic Stripes, long life and Traffic Markings, thermoplastic.

TRENCH/BACKFILL SECTION (COUNTY ROAD)
N.T.S.

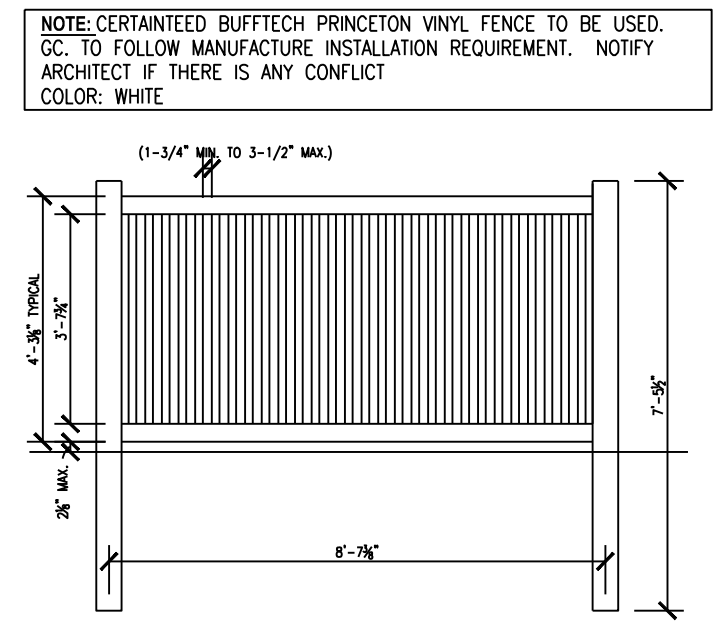


- NOTES:
- WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

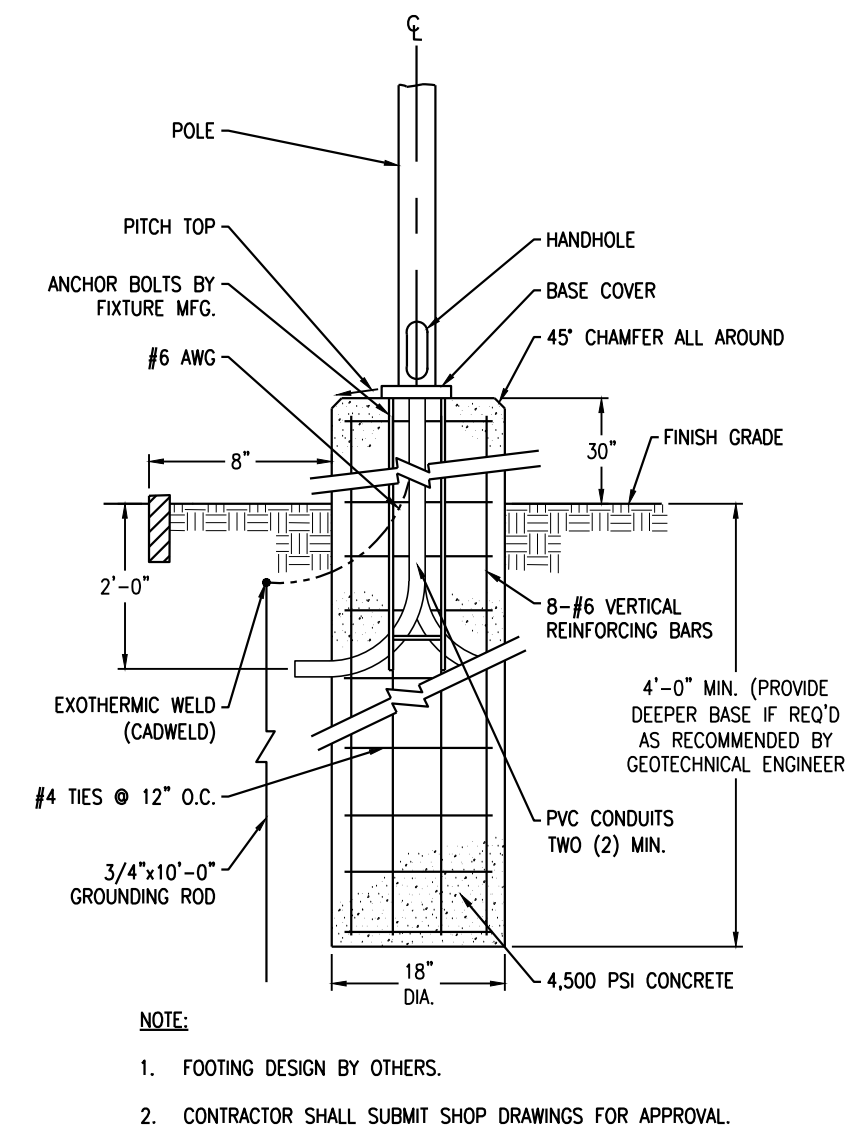
STOP BAR DETAIL
N.T.S.



SIGN MOUNTING DETAIL WITH BOLLARD
N.T.S.



VINYL FENCE DETAIL
N.T.S.



POLE BASE DETAIL
N.T.S.

- NOTES:
- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
 - ALL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING, WHICH SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION X 123 ALL SIGNS SHALL CONFORM TO THE MANUAL ON TRAFFIC CONTROL DEVICES
 - INSTALLATION, DIMENSIONS, COLOR, AND DETAILS OF VARIOUS SIZED SIGNS, SHIELDS, AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"
 - ALL SIGNS SHALL BE ERECTED WITH THE BOTTOM OF THE SIGN NOT LESS THAN SIX FEET (6') ABOVE THE PAVEMENT OR GROUND.
 - SIGNS, SIGN POSTS AND THEIR FOUNDATIONS AND SIGN MOUNTING SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.
- SIGN FACE:
- LETTERS, SYMBOLS AND BORDERS SHALL BE REFLECTORIZED.
 - ALL LETTERING SHALL BE UPPER CASE LETTERS OF THE TYPE APPROVED BY THE JOINT COMMITTEE ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL LETTERS SHALL BE SERIES "C" ALPHABET IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

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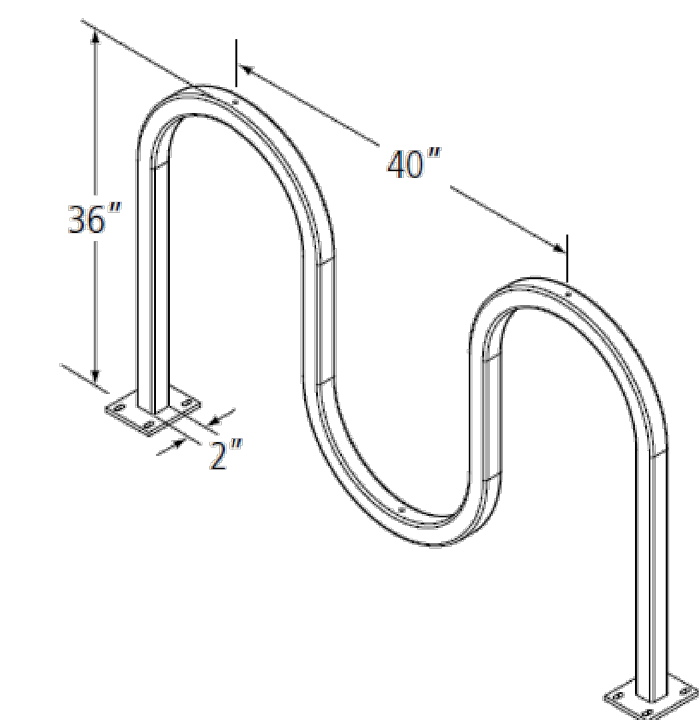
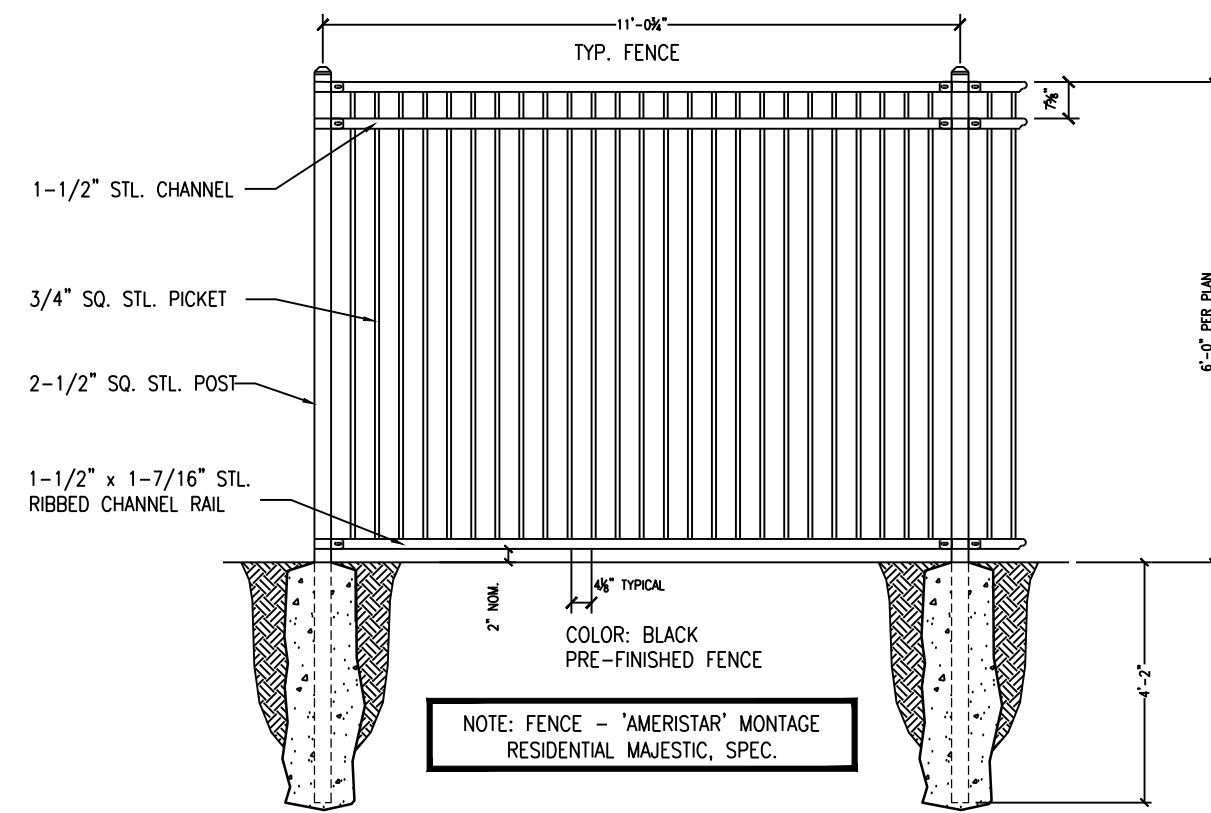
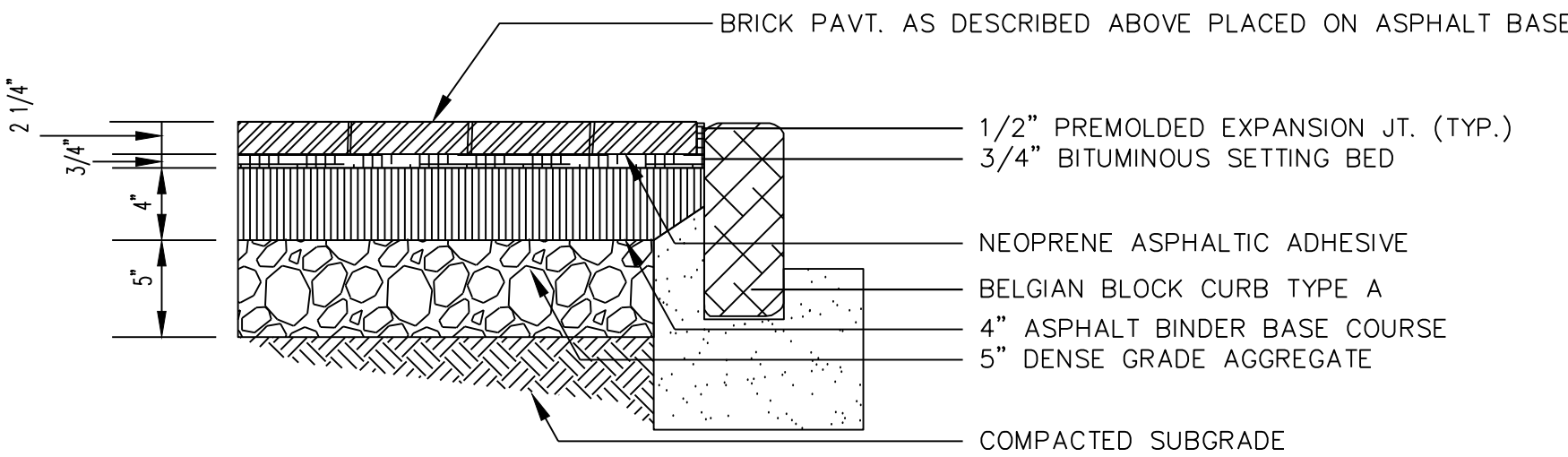
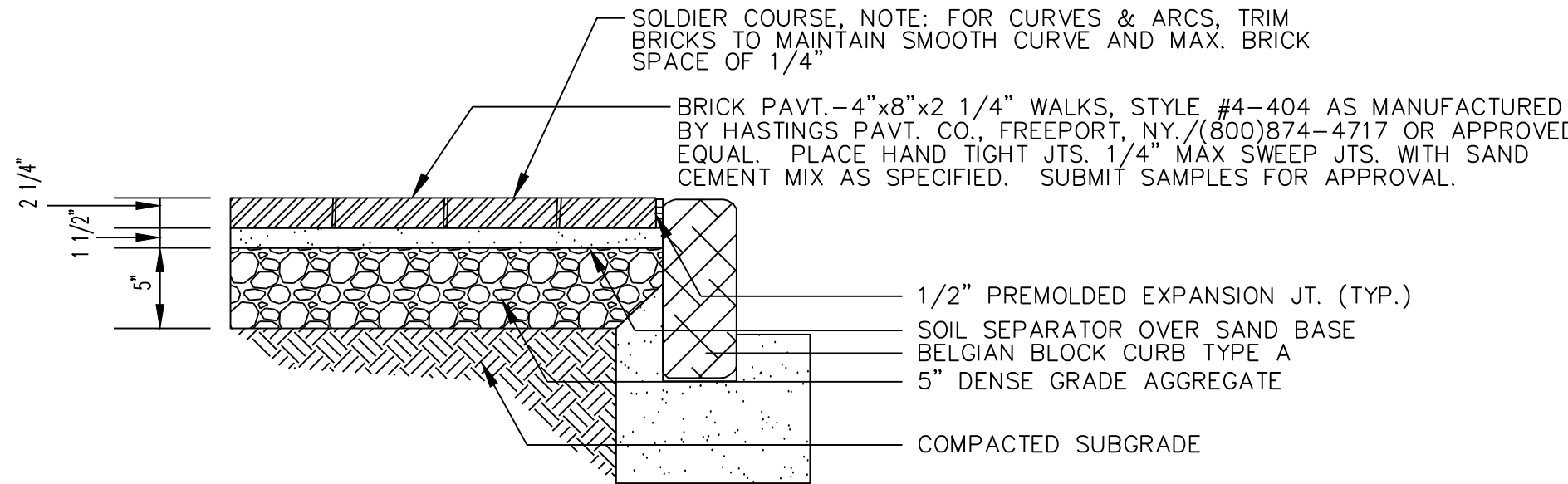
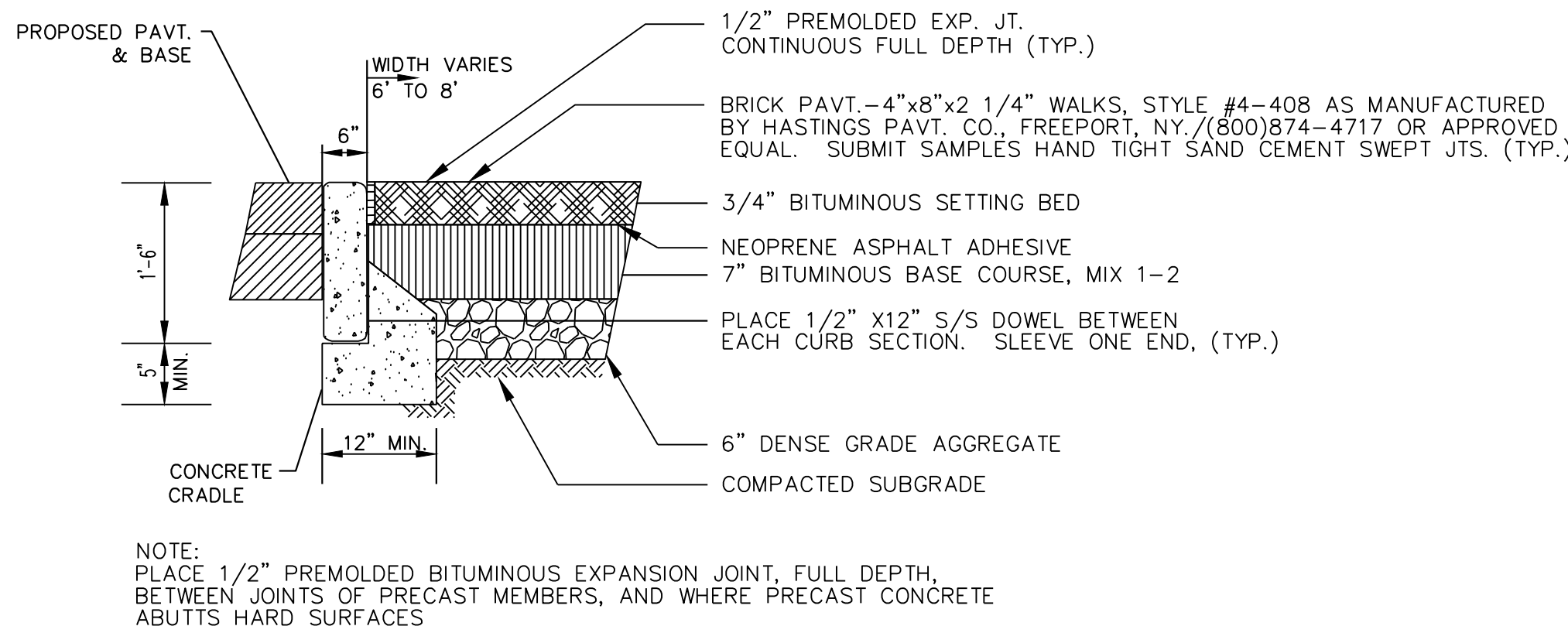
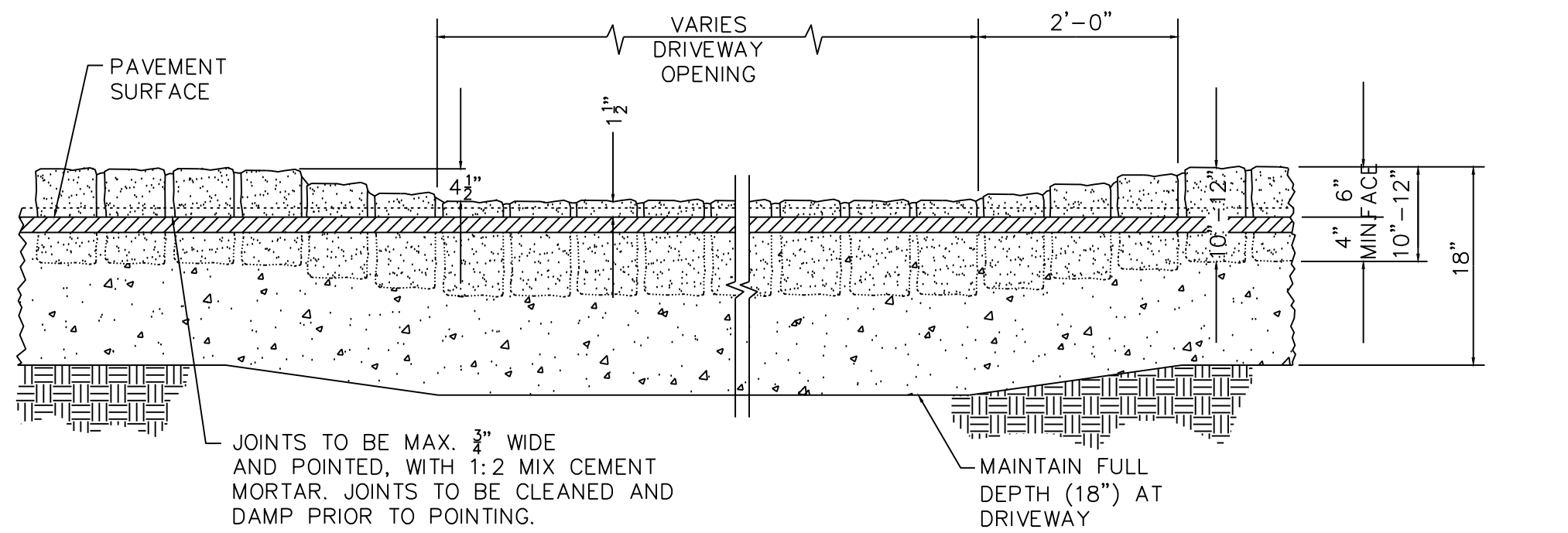
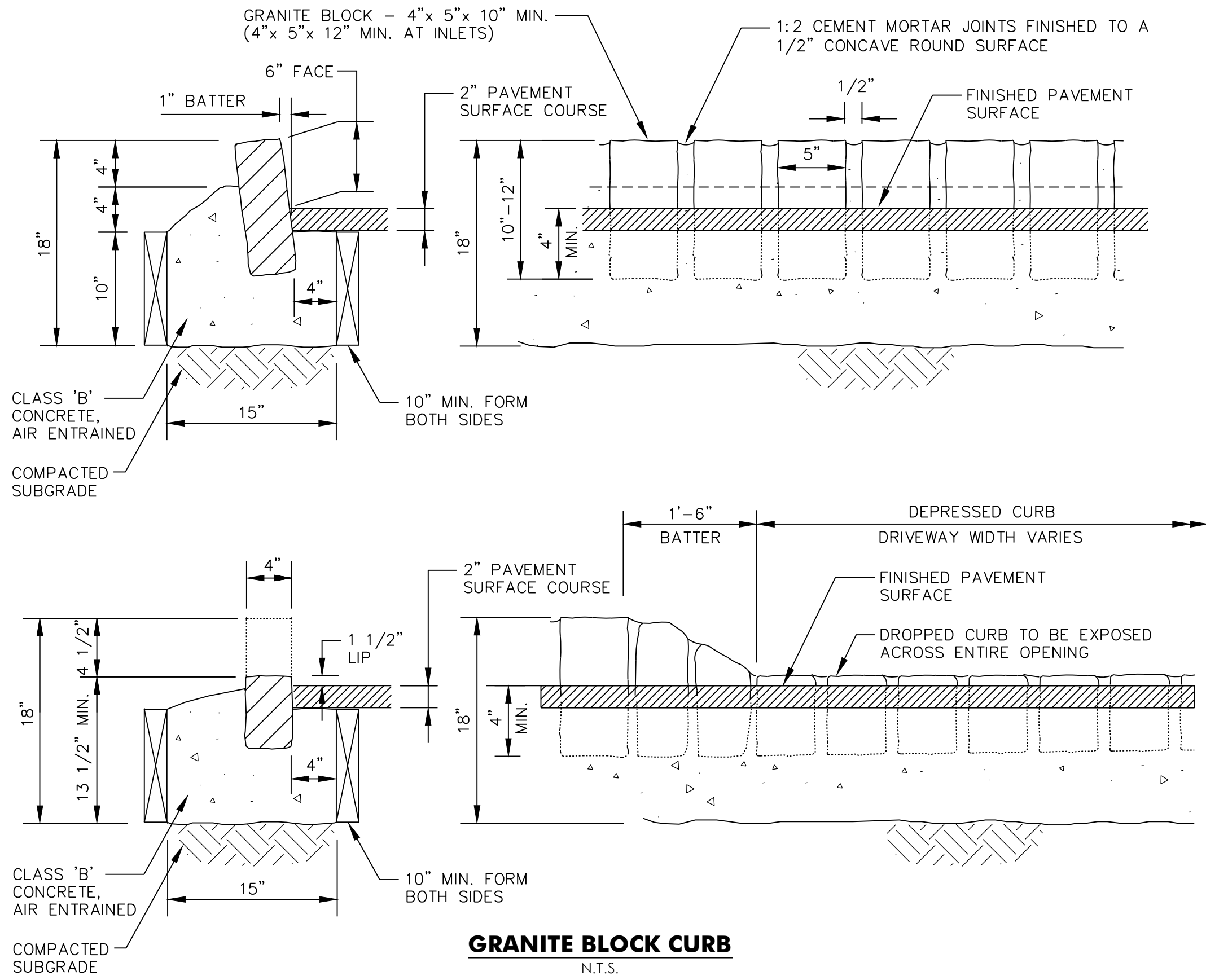
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ISSUE				
NO.	DATE	DESCRIPTION	INT.	
1	1.17.19	FOR COMPLETENESS REVIEW	GPG	
2	4.16.19	FOR MAY 6TH HEARING	GPG	

REVISION				
NO.	DATE	DESCRIPTION	INT.	

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CHERYL SCHWENKER, AIA	NY LIC 48159	NY LIC 48159

THE LEARNING EXPERIENCE	
109 & 115 SOUTH ORANGE AVENUE WEST	
TOWNSHIP OF SOUTH ORANGE VILLAGE	
ESSEX COUNTY, NJ	
BLOCK 1904, LOTS 16&17	
Project No:	Scale:
TLENJ-5-17-264	AS NOTED
Drawn By:	Approved By:
LB	GPG
Drawing Name:	
Drawing Number:	
C-901	
Sheet No:	of:
10	12
Initial Date:	
JANUARY 3, 2019	
GERARD P. GESARIO	
PROFESSIONAL ENGINEER	
N.J. LIC. #GE038255	



- NOTES:
1. BIKE RACK TO BE AMERICAN BICYCLE SECURITY COMPANY OR EQUAL.
 2. PRODUCT SHALL BE SURFACE MOUNTED WITH 5.25" X 5.5" SURFACE PLATES AND FOUR (4) S.S. STEEL ANCHOR BOLTS PER PLATE.
 3. BICYCLE RACK TO BE POWDER COATED ALUMINUM WITH A FLAT BLACK FINISH.

- PRIOR TO INSTALL.**
- ALL MEASUREMENTS NEED TO BE CHECKED TO VERIFY MATERIALS WILL FIT ACCORDING TO THE INSTALL AS LAYED OUT.
 - INSPECT ALL SURFACES. NOTE ANY IMPERFECTIONS BEFORE APPLYING MATERIALS.
 - CONTACT LOCAL CLIENT AND ARRANGE FOR INSTALLATION. PLEASE MAKE SURE THE CLIENT WILL BE PRESENT SO THEY CAN SPOT THE EXACT LOCATION THEY WANT THE SIGN INSTALLED AT.
- DURING INSTALL.**
- VINYL NEEDS TO BE BUBBLE FREE WITH NO RIPS OR CUTS.
 - ALL SIGNAGE NEEDS TO HAVE CORRECT PLACEMENT.
 - LEVELS NEED TO BE USED ON APPLICABLE ITEMS.
 - ALL APPLICABLE AREAS NEED TO BE PROTECTED FROM DUST, DEBRIS, ETC.
- AFTER INSTALL.**
- SITE MUST BE CLEANED AND LEFT IN THE SHAPE IT WAS IN PRIOR TO INSTALL.
 - COMPLETION PHOTOS NEED TO BE TAKEN OF EACH SIGN INSTALLED.
 - ONSITE CLIENT NEEDS TO SIGN OFF ON INSTALLATION (SIGNATURE AREA ON LAST PAGE)



Architecture
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REVISION

NO.	DATE	DESCRIPTION	INT.
1	4.10.19	ADD BIKE RACK/PERIMETER FENCE	GPG

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ASSOCIATES

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DAVID L. LESSENE, RA

NY LIC 0845511 PA LIC 0845511 TX LIC 123822	NJ LIC 0845511 NY LIC 0845511 PA LIC 0845511 TX LIC 123822
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CHERYL SCHWEIKER, AIA

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NJ State Board of Architects, Engineers & Landscape Architects, Inc. GA-278177

THE LEARNING EXPERIENCE
109 & 115 SOUTH ORANGE AVENUE WEST
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK 1904, LOTS 16&17

Project No: **TLENJ-S-17-264** Scale: **AS NOTED**

Drawn By: **LB** Approved By: **GPG**

Drawing Name:

DETAIL SHEET

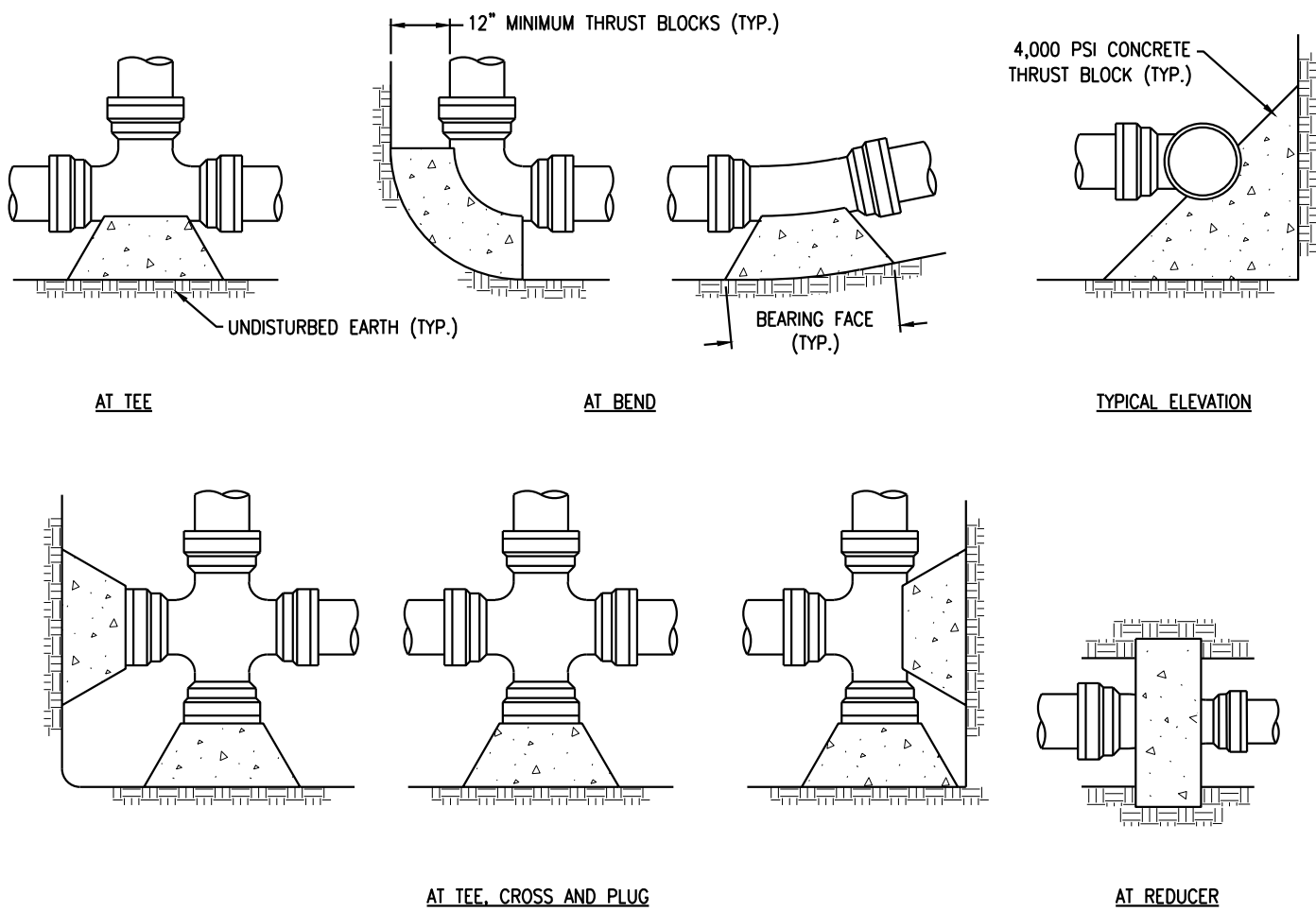
Drawing Number: **C-902**

Sheet No: **11** of: **12**

Initial Date: **JANUARY 3, 2019**

GERARD P. GESARIO
PROFESSIONAL
ENGINEER
N.J. LIC. #6038255

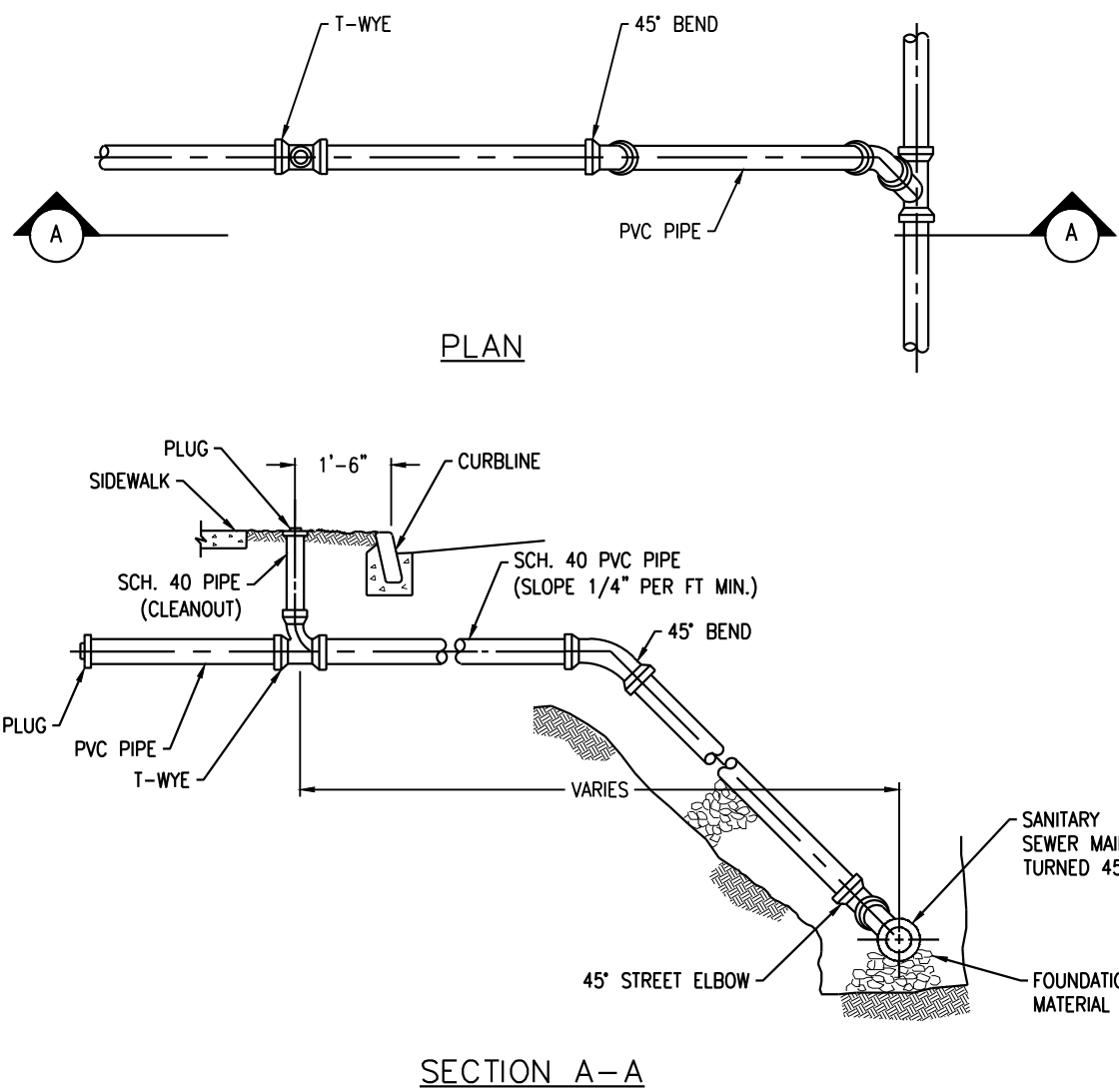
AREA OF BEARING FACE OF THRUST BLOCK IN SQUARE FEET (AREA BASED ON INTERNAL PRESSURE OF 150 PSIG AND SOIL BEARING PRESSURE OF 2000 PSF) (SEE NOTE 1)								
PIPE SIZE	BEND					TEE PLUG	REDUCER	
	90°	45°	22-1/2°	11-1/4°			SIZE	AREA
4" - 6"	4	2.5	1.5	1		3	6" x 4"	2
8"	7	4	2	1		5	8" x 6"	2.5
12"	14.5	8	4	2		10.5	12" x 8"	5.5



- NOTES:
- SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES.
 - THRUST BLOCK IS TO BE POURED AGAINST UNDISTURBED EARTH. WIDTH OF THRUST BLOCK SHOULD BE APPROXIMATELY TWICE HEIGHT.
 - THRUST BLOCK IS TO BE INSTALLED AT ALL BENDS, PLUGS, TEES, AND TAPPING SLEEVE AND VALVE CONNECTIONS.
 - FACTORY CAST OFFSETS ARE TO BE TREATED AS (2) 45 DEGREE BENDS.
 - FOR REDUCERS, THRUST BLOCK IS TO BE KEED INTO WALLS AND BOTTOM OF TRENCH.
 - MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK.
 - WOOD BLOCKING IS NOT PERMITTED.

THRUST BLOCK DETAILS

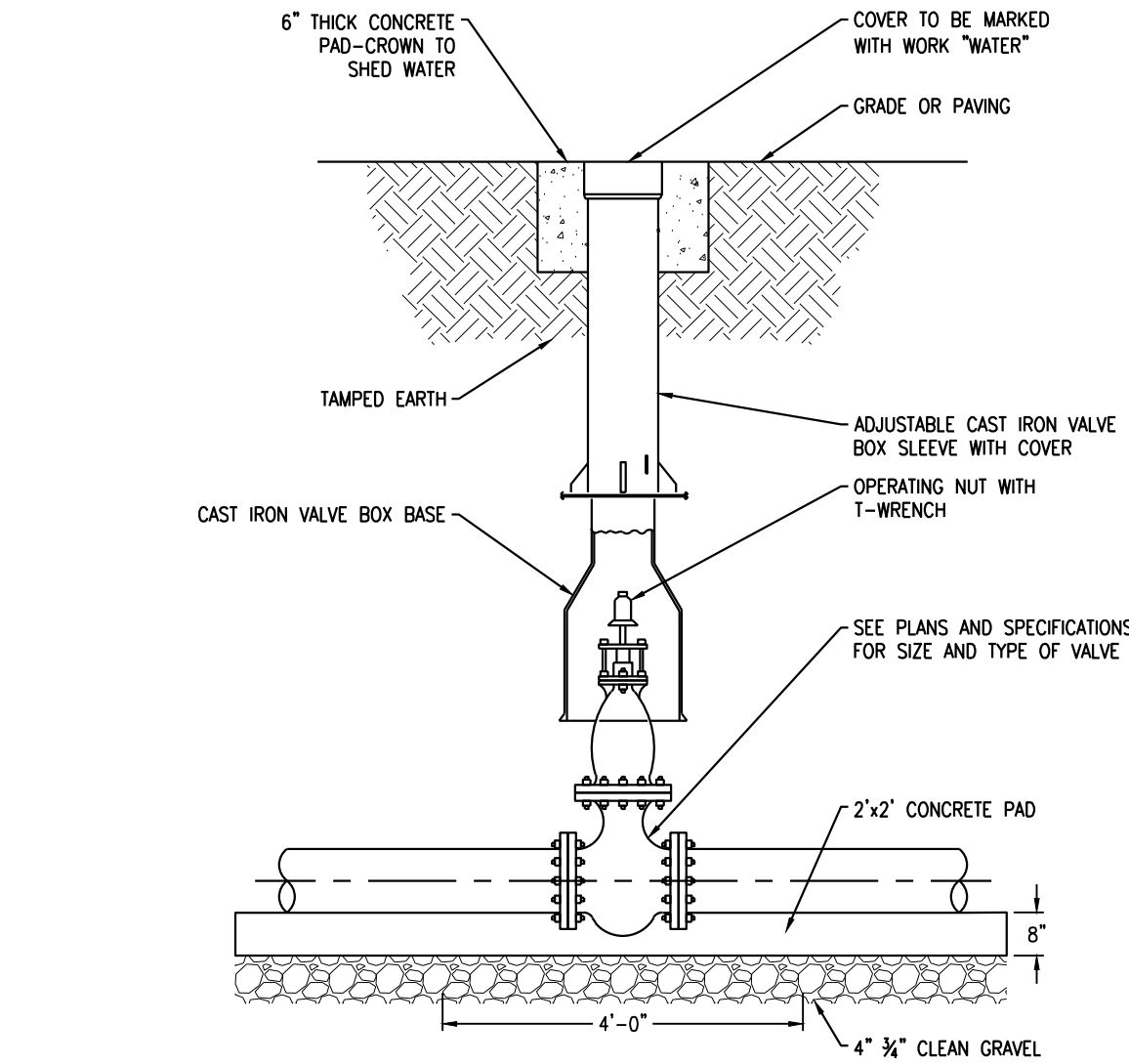
N.T.S.



- GENERAL NOTES:
- ALL COUPLINGS, PLUGS, SOIL PIPES & CAPS TO BE STANDARD FOR TYPE OF PIPE USED, INSTALLATION TO BE WATERIGHT.
 - HOUSE CONNECTIONS ARE TO BE 6" P.V.C.
 - ALL PLUG THREADS SHALL BE GREASED AT TIME OF INSTALLATION.
 - MINIMUM DEPTH OF COVER ON SANITARY SEWER MAINS SHALL BE 5 FEET.
 - POLYVINYL CHLORIDE PIPE AND FITTINGS FOR HOUSE LATERALS SHALL CONFORM TO A.S.T.M. D-3034.

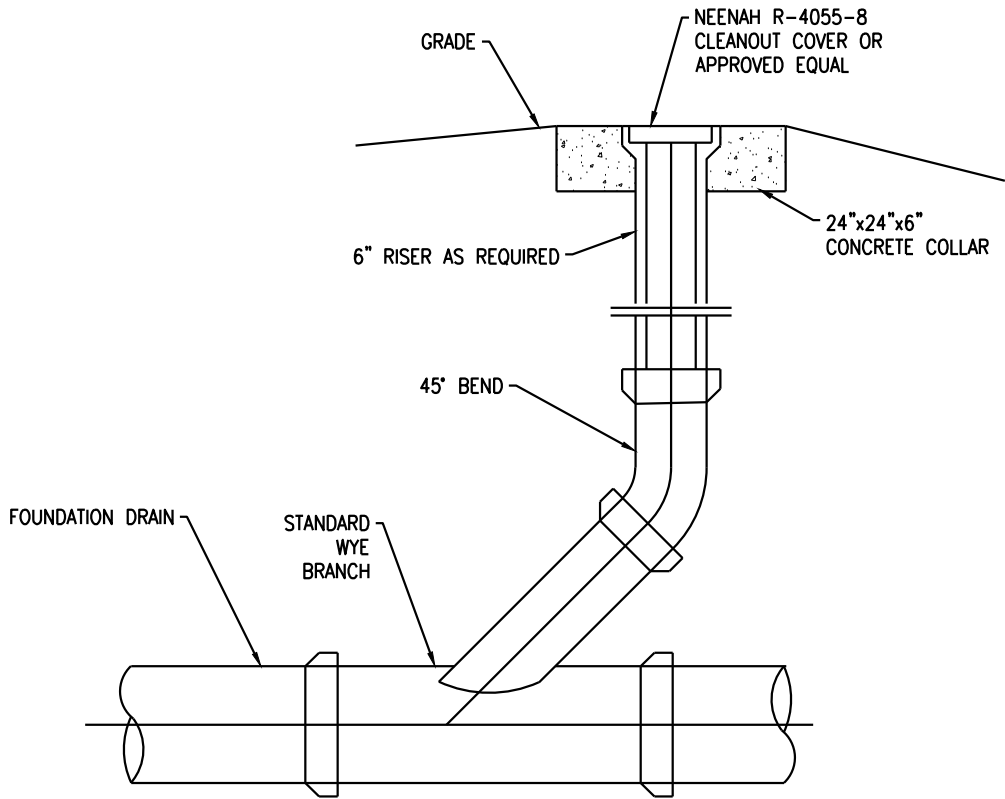
SANITARY SEWER BUILDING CONNECTION

N.T.S.



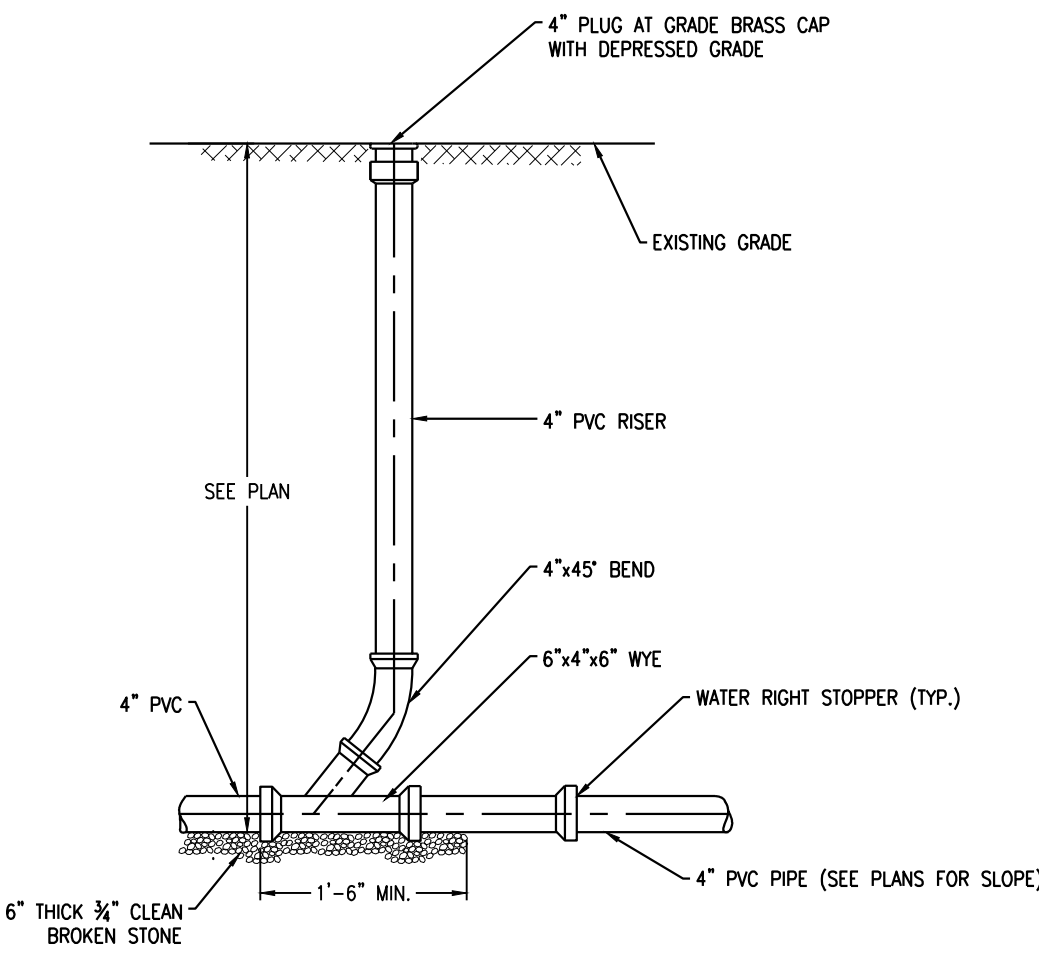
CURB VALVE DETAIL

N.T.S.



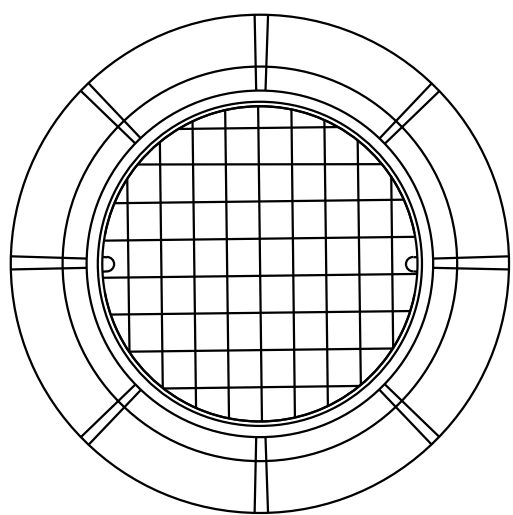
STORM CLEANOUT

N.T.S.



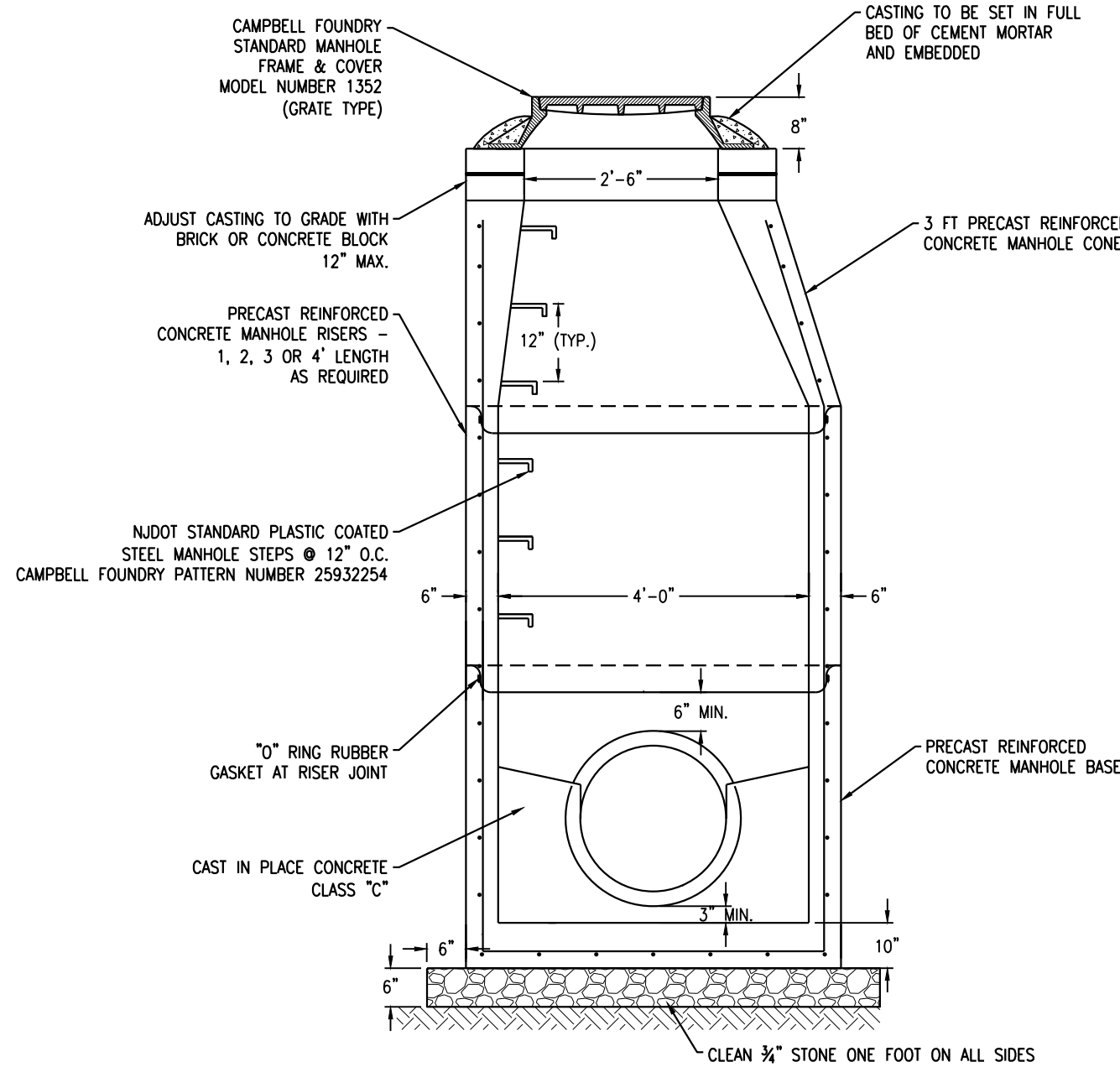
SANITARY CLEANOUT

N.T.S.



MANHOLE FRAME AND COVER

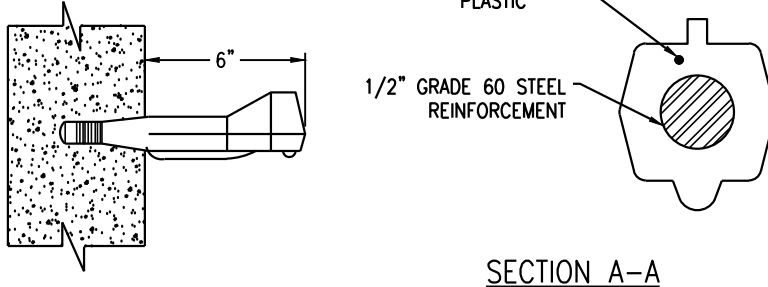
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STORM MANHOLE

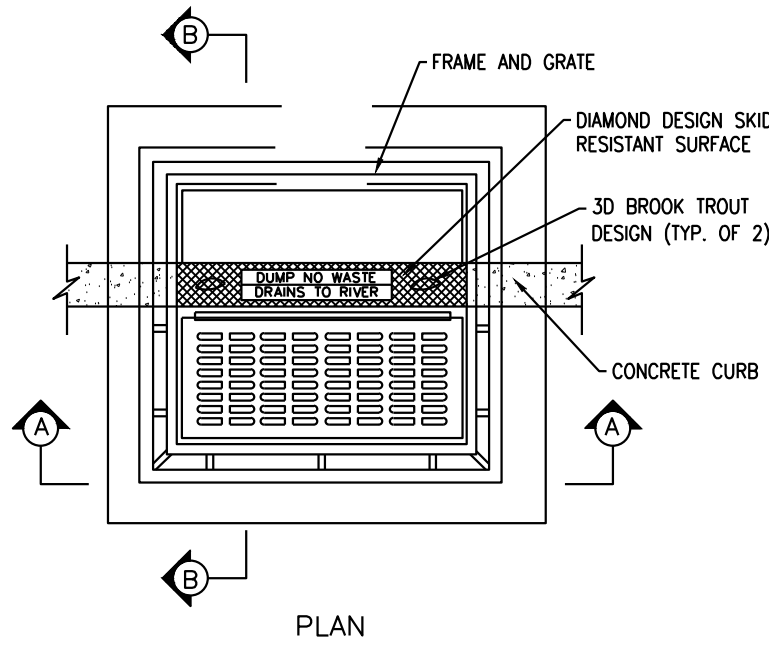
N.T.S.

- DIAMETER OF MANHOLE SHALL BE REVIEWED BY THE CONTRACTOR TO DETERMINE A LEGEND OF STANDARD MANHOLE DIMENSIONS WITH RESPECT TO PROPOSED PIPE SIZES, NUMBER AND GEOMETRY. OVER SIZE MANHOLES SHALL BE PROVIDED IF MINIMUM 6" WALL DIMENSION BETWEEN PIPES IS NOT MANUFACTURED.
- MANHOLES SHALL BE STANDARD PRECAST CONCRETE UNITS AND SHALL BE DESIGNED AND CONSTRUCTED BY THE MANUFACTURER TO SUPPORT TRUCK HS20 LOADING.

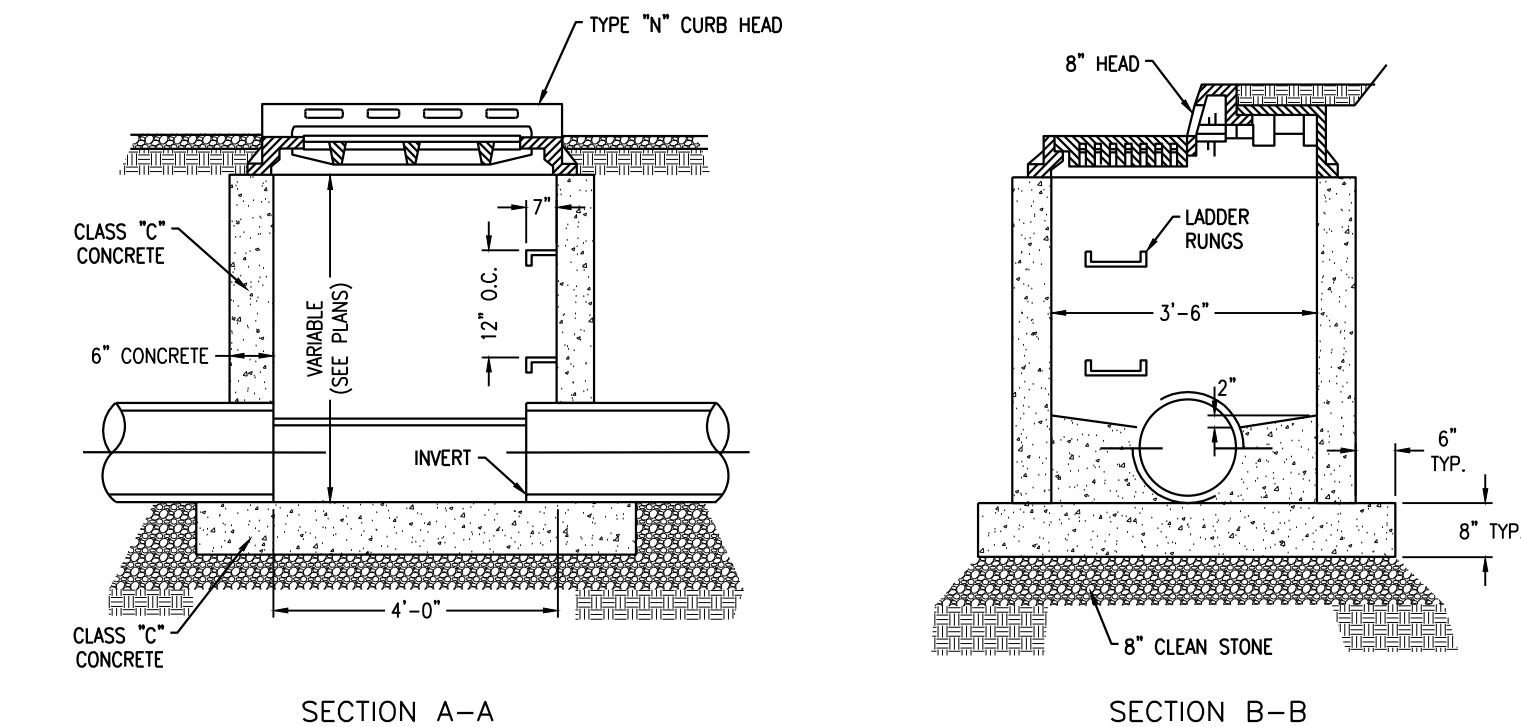


PLASTIC LADDER RUNG

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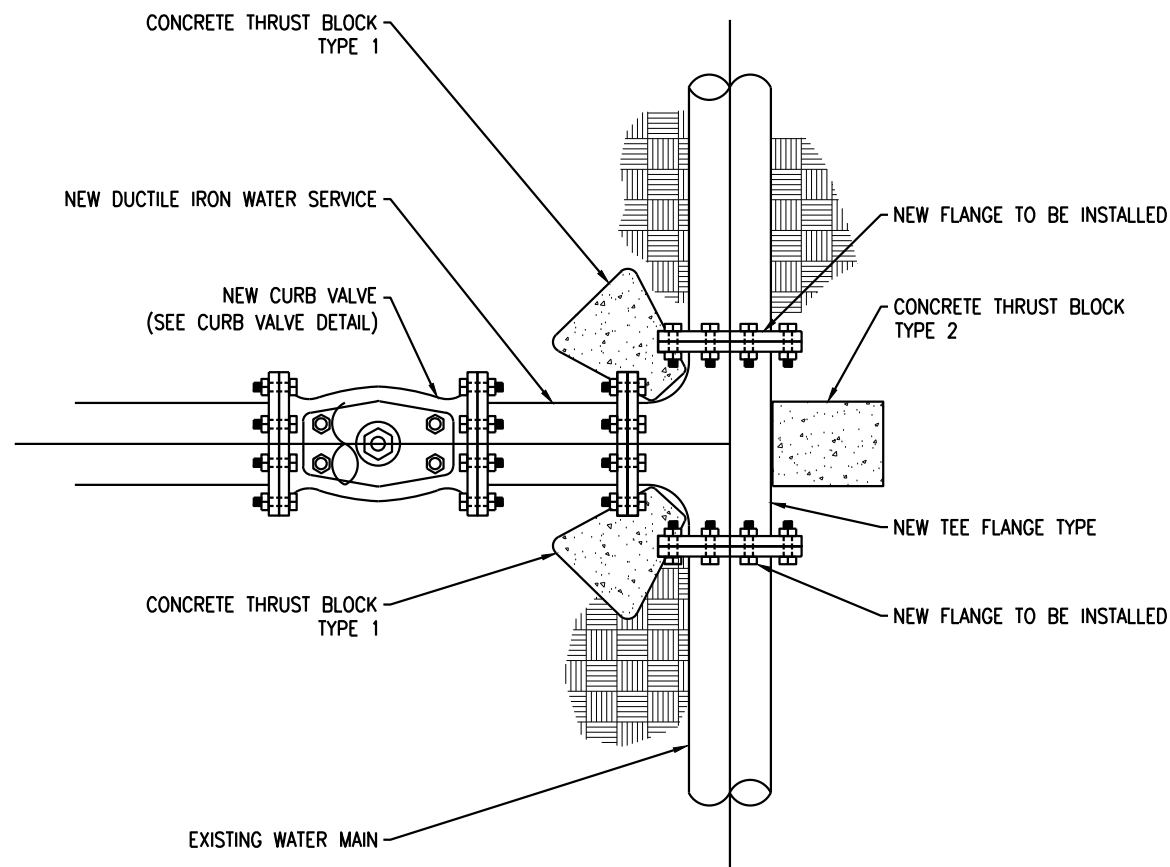


- NOTES:
- INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT THE RATE OF A GRADE OF 2 INCHES PER FOOT.
 - PROVIDE COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNGS @ 12 INCHES ON CENTER.
 - CASTING TO BE CAMPBELL FOUNDRY CO. PATTERN #2618 OR EQUIVALENT WITH ECO CURB PIECE TYPE "N" AND BICYCLE SAFETY GRATE #2617. CASTING TO BE THOROUGHLY PAINTED, OR APPROVED EQUAL.
 - WHEN DEPTH IS GREATER THAN 12 FEET, THE WALLS SHALL BE 8 INCHES THICK AND THE FOOTING SHALL BE EXTENDED TO 12 INCHES BEYOND THE OUTSIDE WALLS.
 - CLEAN STONE SHALL BE PLACED BENEATH THE STRUCTURE TO A DEPTH OF 8 INCHES.



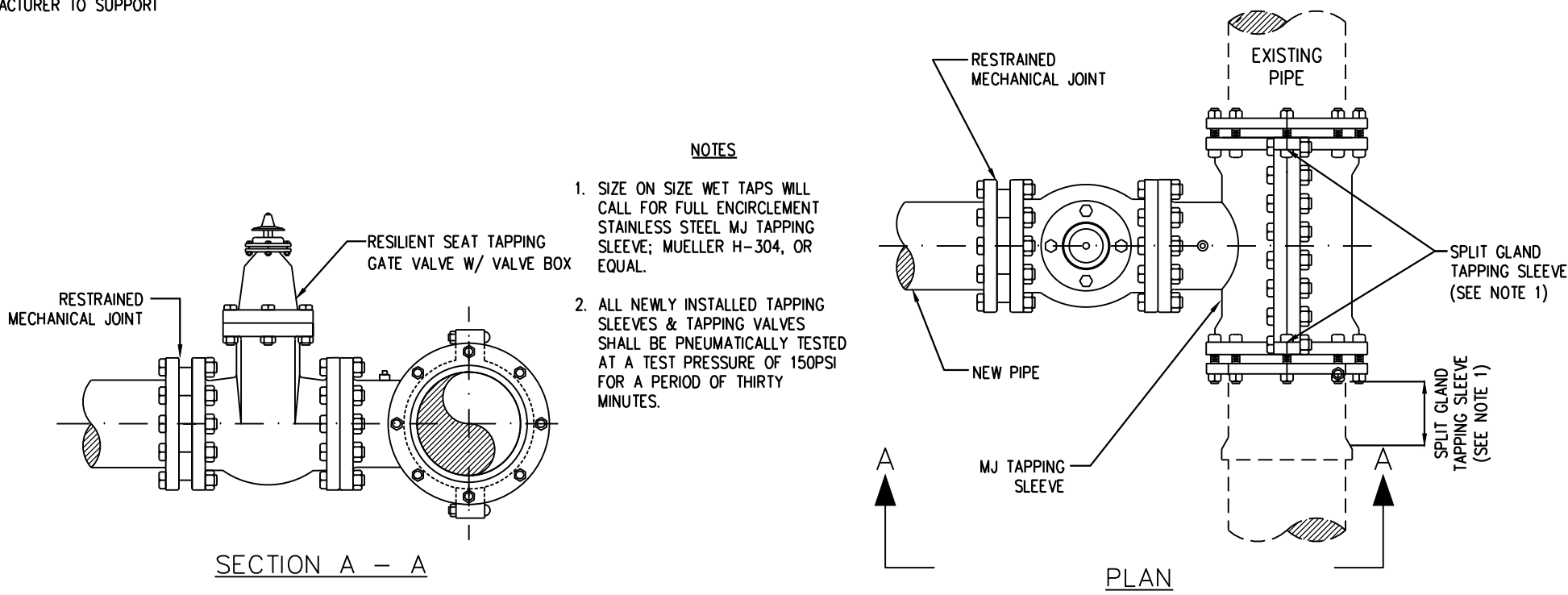
TYPE "B" INLET

N.T.S.



WATER MAIN CONNECTION DETAIL

N.T.S.



- NOTES:
- SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCOREMENT STAINLESS STEEL MJ TAPPING SLEEVE, MUELLER H-304, OR EQUAL.
 - ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WET TAP TIE-IN DETAIL

N.T.S.



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109 & 115 SOUTH ORANGE AVENUE WEST
TOWNSHIP OF SOUTH ORANGE VILLAGE
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BLOCK 1904, LOTS 16&17

Project No: **TLENJ-S-17-264** Scale: **AS NOTED**

Drawn By: **LB** Approved By: **GPG**

Drawing Name:

DETAIL SHEET

Drawing Number: **C-903**

Sheet No: **12** of: **12**

Initial Date: **JANUARY 3, 2019**

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