

AKRES TITLEMASTER

PRELIMINARY & FINAL SITE PLAN FOR THE PEAKS AT SOUTH ORANGE VILLAGE

270 & 299 IRVINGTON AVENUE

TAX LOTS 14, 15, 16, 17, 18, 19 & 20, BLOCK 2102

TAX LOT 1, BLOCK 2107

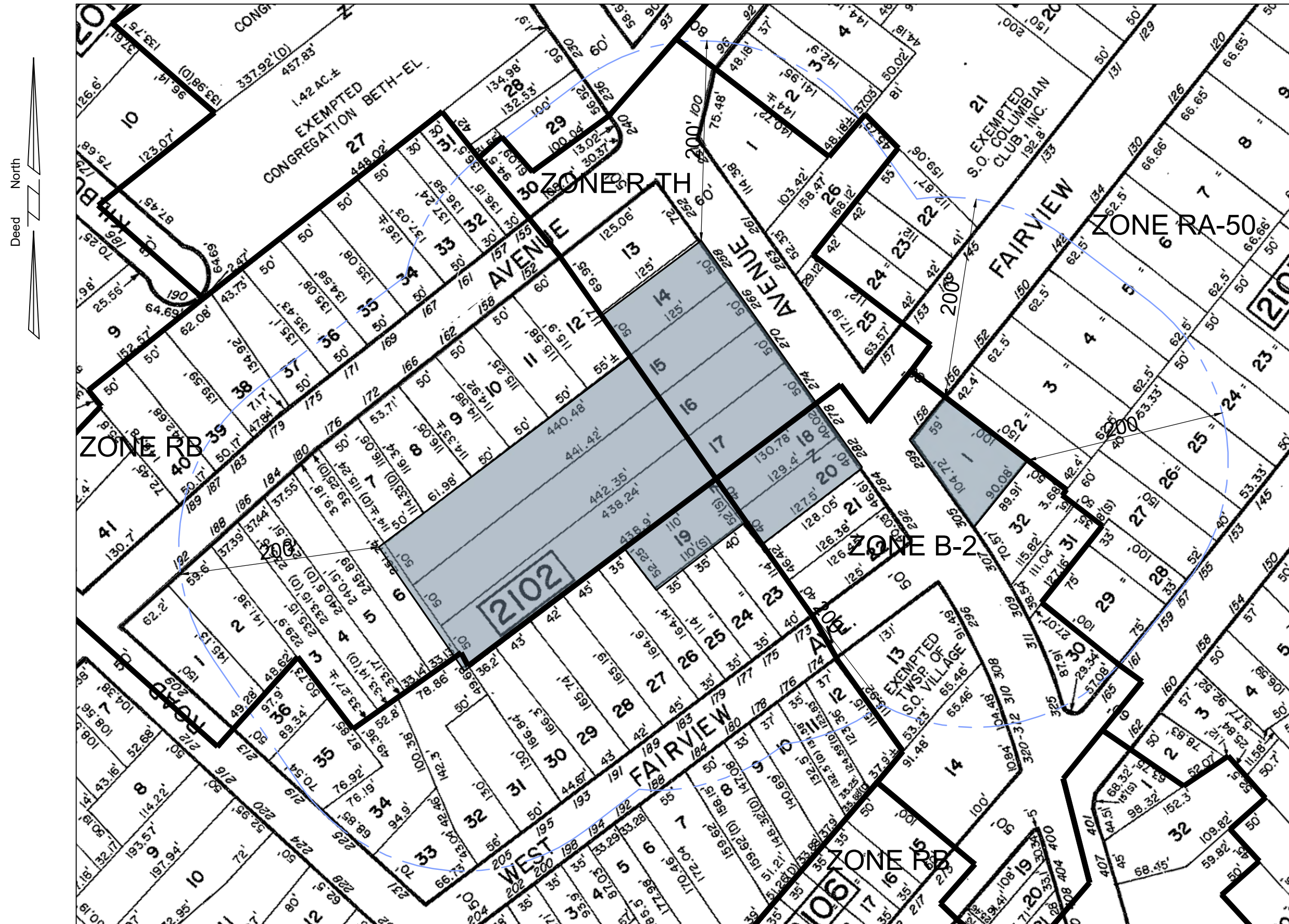
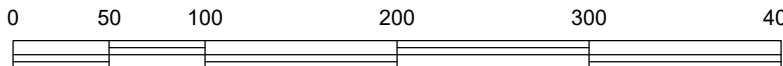
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY



200' AERIAL PHOTO

SCALE: 1"=100'

Scale: 1"= 100'

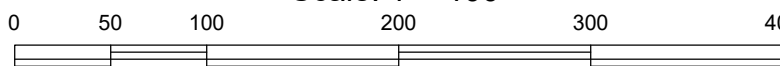


KEY MAP

VILLAGE OF SOUTH ORANGE TAX MAPS

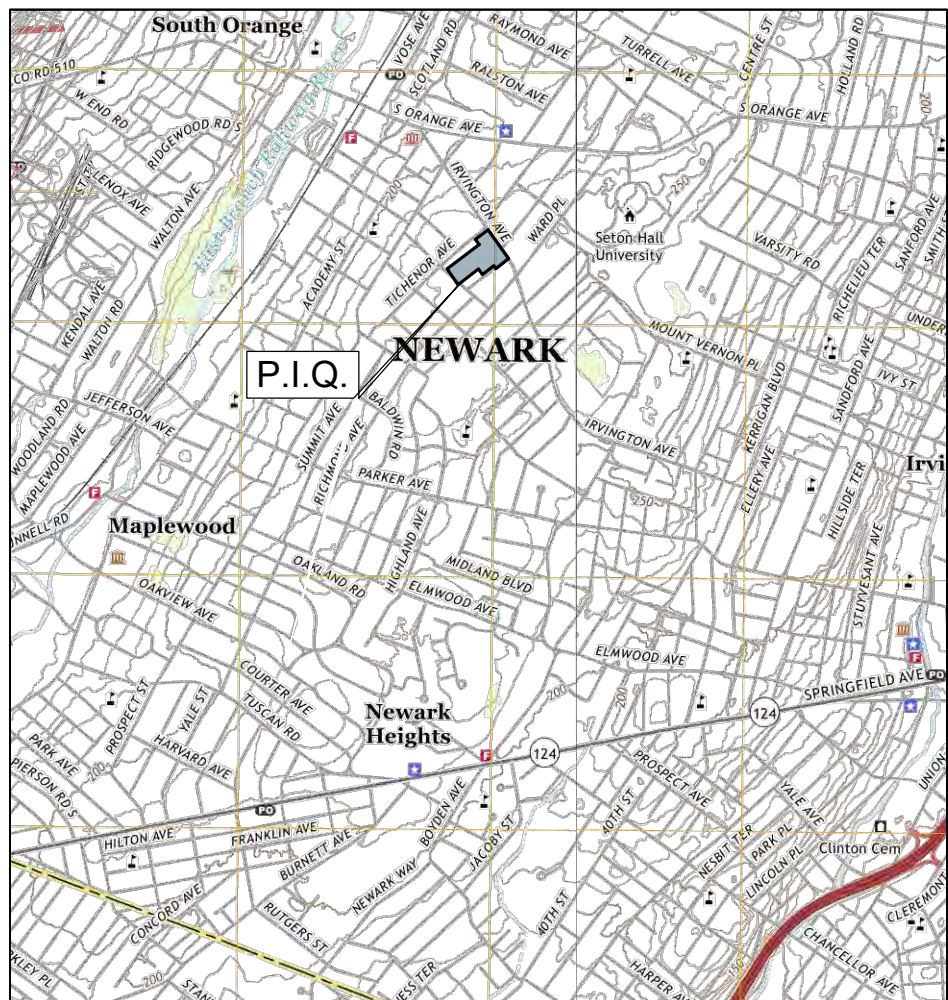
1"=100'

Scale: 1"= 100'



LIST OF PROPERTY OWNER'S WITHIN 200' & UNTILITES

ADJACENT PROPERTY LISTING	APPLICANT: said	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
TAKING DISTRICT 15 SOUTH ORANGE TWP	COUNTY OF ESSEX	2102	188 TICHENOR AVENUE	2	CROSBY, JOSEPH MICHAEL 188 TICHENOR AVENUE SOUTH ORANGE, NJ 07079	2102	274 IRVINGTON AVENUE	1	270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD SOUTH ORANGE, NJ 07078	2102	195 WEST FAIRVIEW AVENUE	2	ELKLEY, DAVIDSON D & EMBRA, JAYNE 180 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07078	2102	180 WEST FAIRVIEW AVENUE	2	ELKLEY, DAVIDSON D & EMBRA, JAYNE 180 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07078
236 IRVINGTON AVE	2	2102	186 TICHENOR AVENUE	2	186 TICHENOR AVE LLC, 21 ALCOFF DRIVE LIVINGSTON, NJ 07039	2102	278 IRVINGTON AVE	1	270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD SOUTH ORANGE, NJ 07078	2102	178 WEST FAIRVIEW AVENUE	2	CHEN, JUAN 178 W. FAIRVIEW AVE. SOUTH ORANGE, N.J. 07079	2102	178 WEST FAIRVIEW AVENUE	2	CHEN, JUAN 178 W. FAIRVIEW AVE. SOUTH ORANGE, N.J. 07079
240 IRVINGTON AVENUE	2	2102	184 TICHENOR AVENUE	2	WILLIAMS, MONTY B 184 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079	2102	173-A W FAIRVIEW AVE REAR 2	2	270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD SOUTH ORANGE, NJ 07078	2102	176 WEST FAIRVIEW AVENUE	2	NOCTO, LOUIS + ANNY 176 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079	2102	176 WEST FAIRVIEW AVENUE	2	NOCTO, LOUIS + ANNY 176 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079
155 TICHENOR AVENUE	2	2102	180 TICHENOR AVENUE	2	GLANZ, RUT W & STEPHANIE 6619 WARM BREEZE LANE DALLAS, TX 75248	2102	282 IRVINGTON AVENUE	4A	270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD SOUTH ORANGE, NJ 07078	2102	174 WEST FAIRVIEW AVENUE	2	DE GRAMM, FRANCISCO J + CHOMA A 38 DEBENSON ROAD SOUTH ORANGE, N.J. 07079	2102	174 WEST FAIRVIEW AVENUE	2	DE GRAMM, FRANCISCO J + CHOMA A 38 DEBENSON ROAD SOUTH ORANGE, N.J. 07079
157 TICHENOR AVE	2	2102	176 TICHENOR AVENUE	2	WALZ, ALEXANDER 5 HORIZON ROAD #2104 FORT LEE, NJ 07024	2102	284 IRVINGTON AVENUE	2	170, 11 & 100 ST 25 GERRITSON ROAD SOUTH ORANGE, NJ 07078	2102	219 VILLAGE ROAD	2	JONES, DENNIS & ANNA STANTISNA 219 VILLAGE ROAD SOUTH ORANGE, NJ 07079	2102	219 VILLAGE ROAD	2	JONES, DENNIS & ANNA STANTISNA 219 VILLAGE ROAD SOUTH ORANGE, NJ 07079
161 TICHENOR AVENUE	2	2102	172 TICHENOR AVENUE	2	MEHUN, RUSSEL 172 TICHENOR AVE SOUTH ORANGE, NJ 07079	2102	292 IRVINGTON AVE	2	SHENG, KONGTIA 172 TICHENOR AVE, FL3 #2 JERSEY CITY, NJ 07302	2102	213 VILLAGE ROAD	2	MC COUGAN, EDWARD J + MICHAEL 213 VILLAGE ROAD SOUTH ORANGE, N.J. 07079	2102	213 VILLAGE ROAD	2	MC COUGAN, EDWARD J + MICHAEL 213 VILLAGE ROAD SOUTH ORANGE, N.J. 07079
167 TICHENOR AVENUE	2	2102	166 TICHENOR AVENUE	2	WOCIA, CHRISTOPHER 166 TICHENOR AVENUE SOUTH ORANGE, NJ 07079	2102	173 WEST FAIRVIEW AVENUE	2	WALINSKY, DEBBY KENNETH R. 173 WEST FAIRVIEW AV SOUTH ORANGE, NJ 07079	2102	253 IRVINGTON AVENUE	4A	HAJIM, SAUD 285 OLD SHORT HILLS ROAD SOUTH ORANGE, NJ 07078	2102	253 IRVINGTON AVENUE	4A	HAJIM, SAUD 285 OLD SHORT HILLS ROAD SOUTH ORANGE, NJ 07078
169 TICHENOR AVENUE	2	2102	162 TICHENOR AVENUE	2	DIERSTO, JOHN 162 TICHENOR AVE. SOUTH ORANGE, NJ 07079	2102	175 W FAIRVIEW AVE	2	CONNELLY, PETER J + ELIZABETH M 162 TICHENOR AVE SOUTH ORANGE, N.J. 07079	2102	96 RIDGE PLACE	2	THOMAS, KERRA & DAVID-WEST, MIKAL 96 RIDGE PLACE SOUTH ORANGE, NJ 07079	2102	96 RIDGE PLACE	2	THOMAS, KERRA & DAVID-WEST, MIKAL 96 RIDGE PLACE SOUTH ORANGE, NJ 07079
171 TICHENOR AVENUE	2	2102	158 TICHENOR AVENUE	2	KIELTCH, ANDREW & ANNEMARIE C 158 TICHENOR AVENUE SOUTH ORANGE, NJ 07079	2102	177 WEST FAIRVIEW AVENUE	2	KULPA, KATHLEEN 177 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07079	2102	92 RIDGE PLACE	2	CHARTER, KAMAU & GABRIEL, KATHI 92 RIDGE PLACE SOUTH ORANGE, NJ 07079	2102	92 RIDGE PLACE	2	CHARTER, KAMAU & GABRIEL, KATHI 92 RIDGE PLACE SOUTH ORANGE, NJ 07079
175 TICHENOR AVENUE	2	2102	152 TICHENOR AVENUE	2	HOLBERT, WILLIAM & ORLIVA, CARMELINE 152 TICHENOR AVENUE SOUTH ORANGE, NJ 07079	2102	179 W FAIRVIEW AVE	2	WHITE, MIA 179 WEST FAIRVIEW AVENUE SOUTH ORANGE, NJ 07079	2102	145 FAIRVIEW AVENUE	2	FORNALL, THOMAS + EVELYN 145 FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079	2102	145 FAIRVIEW AVENUE	2	FORNALL, THOMAS + EVELYN 145 FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079
179 TICHENOR AVENUE	2	2102	252 IRVINGTON AVE	4A	ENR PROPERTY LLC, P.O. BOX 531 HARTFORD, CT 06102	2102	183 WEST FAIRVIEW AVENUE	2	ACKERSON, MARG A & ADELIADE L 183 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079	2102	149 FAIRVIEW AVE	2	WOLCICHOWSKI, ROBERT 149 FAIRVIEW AVE SOUTH ORANGE, NJ 07079	2102	149 FAIRVIEW AVE	2	WOLCICHOWSKI, ROBERT 149 FAIRVIEW AVE SOUTH ORANGE, NJ 07079
183 TICHENOR AVENUE	2	2102	256-258 IRVINGTON AVE	4A	HAJIM, SAUD & RAGIM, KHALIFA 256-258 IRVINGTON AVE SOUTH ORANGE, NJ 07079	2102	189 WEST FAIRVIEW AVENUE	2	COPE, MICHAEL & CATHERINE CHRON 189 W FAIRVIEW AVE SOUTH ORANGE, NJ 07079	2102	153 FAIRVIEW AVENUE	2	ROGANTY, JUAN 153 FAIRVIEW AVE SOUTH ORANGE, NJ 07079	2102	153 FAIRVIEW AVENUE	2	ROGANTY, JUAN 153 FAIRVIEW AVE SOUTH ORANGE, NJ 07079
189 TICHENOR AVENUE	2	2102	266 IRVINGTON AVE	2	270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD SOUTH ORANGE, NJ 07078	2102	193 W FAIRVIEW AVE	2	ARNDT, ERIC & ELIZABETH HILFENSKY 193 WEST FAIRVIEW AVENUE SOUTH ORANGE, NJ 07079	2102	188 WEST FAIRVIEW AVENUE	2	ROSE, ALAN L. + PATRICIA ANN 188 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079	2102	188 WEST FAIRVIEW AVENUE	2	ROSE, ALAN L. + PATRICIA ANN 188 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079
209 VILLAGE ROAD	2	2102	270 IRVINGTON AVE	2	270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD SOUTH ORANGE, NJ 07078	2102	193 WEST FAIRVIEW AVENUE	2	DEWIS, KIEREN & ALAND 193 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07079	2102	184 WEST FAIRVIEW AVENUE	2	GRIFITH, ARTHUR + JUDITH ANN 184 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079	2102	184 WEST FAIRVIEW AVENUE	2	GRIFITH, ARTHUR + JUDITH ANN 184 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079
192 TICHENOR AVENUE	2	2102	192 TICHENOR AVENUE	2	ANASAS, DEAN & CLAUDE, MARLENE 192 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079	2102	192 TICHENOR AVENUE	2	ANASAS, DEAN & CLAUDE, MARLENE 192 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079	2102	192 TICHENOR AVENUE	2	ANASAS, DEAN & CLAUDE, MARLENE 192 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079	2102	192 TICHENOR AVENUE	2	ANASAS, DEAN & CLAUDE, MARLENE 192 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079



USGS MAP

SCALE: 1"= 1500'

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
1	COVER AND KEY MAP
2	ZONING DATA & GENERAL NOTES
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	LAYOUT & DIMENSION PLAN
5	DETAILED STREET SCAP & PARKING COURTYARD PLAN
6	GRADING & UTILITY PLAN
7	PARKING GARAGE GRADING PLAN
8	LANDSCAPE PLAN
9-10	LIGHTING PLANS
11	SOIL EROSION CONTROL PLAN
12-16	CONSTRUCTION DETAILS

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF TOWNSHIP OF SOUTH ORANGE VILLAGE

OWNERS/APPLICANT:

LOT 14-20
270-274 IRVINGTON, LLC
285 OLD SHORT HILLS ROAD
SHORT HILLS NJ 07078
(201) 697-7985

LOT 1
299-307 IRVINGTON AVE., LLC
285 OLD SHORT HILLS ROAD
SHORT HILLS NJ 07078

I HEREBY CERTIFY THAT HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

MICHAEL T. LANZAFAMA
258 MAIN STREET
PO BOX 191
MILLBURN, NJ 07041
NJ PROFESSIONAL ENGINEER # 30084

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

(Date)

(Village Engineer)

TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT: I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

(If improvements installed)

(Village Engineer)

(Date)

(If bond posted)

(Village Clerk)

(Date)

Building permit issued

(Date)

APPROVED BY THE (APPROVING AGENCY).

Preliminary Final

(Chairman)

(Date)

REVISIONS

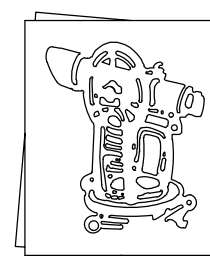
NO.	DESCRIPTION	DATE
1	Revised per TCC Meeting	07-20-21

COVER AND KEY MAP

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 245427955400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA

DATE 05-15-2021
New Jersey Professional Engineer License No. 30084
New Jersey Professional Planner License No. 03503

N/A	MTL	AF
REFERENCE	CHK. BY	DRAWN BY
N/A	N/A	DWG NO.
MAP NO.	FIELD BOOK	1
1160111	1"=20'	SCALE
JOB NO.		

XREFS: TITLEMASTER

NOTES

REFERENCES

1. PQ BEING LOTS 14,15,16,17,18,19, & 20, IN BLOCK 2102, AND LOT 1 BLOCK 2107, AS SHOWN ON TOWNSHIP OF SOUTH ORANGE VILLAGE TAX MAPS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOTS 14,15, 16, 17, 18, 19, 20 BLOCK 2102 & TAX LOT 1 BLOCK 2107, TOWNSHIP OF SOUTH ORANGE VILLAGE" PREPARED BY CASEY AND KELLER, INC., DATED 2/24/21.
3. BLOCK 2102
LOT 14 AREA = 6,250 SF. OR 0.143 AC.
LOT 15 AREA = 22,100 SF. OR 0.507 AC.
LOT 16 AREA = 21,758 SF. OR 0.500 AC.
LOT 17 AREA = 22,137 SF. OR 0.508 AC.
LOT 18 AREA = 5,203 SF. OR 0.120 AC.
LOT 19 AREA = 5,755 SF. OR 0.132 AC.
LOT 20 AREA = 5,148 SF. OR 0.118 AC.
TOTAL LOT AREA = 88,351 OR 2.028 AC.
- LOT 1 BLOCK 2107= 7,442 SF OR 0.170 AC.
4. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
5. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
6. THIS SURVEY WAS BASED UPON A TITLE SEARCH PREPARED BY NOBLE TITLE AGENCY, INC. AND WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT # N714239. THE SEARCH INDICATES THERE ARE NO EASEMENTS OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS TO FOLLOW ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, SPECIFICATIONS, AND REQUIREMENTS FOR CONSTRUCTION PRACTICE AND SAFETY (INCLUDING OSHA REGULATIONS) AS THEY APPLY TO THIS PROJECT. CONTRACTOR SHALL OBTAIN AND/OR ENSURE THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED AND ARE CURRENT.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN **THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019**, as amended.
3. THE UTILITY STRUCTURES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE BASED ON THE LOCATION OF SURFACE STRUCTURES VISIBLE ON THE DATE OF THE FIELD SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES AND RELATED STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN ON THIS DRAWING. THERE MAY ALSO BE OTHER BURIED UTILITY LINES AND STRUCTURES THAT MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED AND FIELD MARKED BY THE APPROPRIATE UTILITY AGENCY BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. ANY DEVIATION IN THE LOCATION OF THE UTILITIES/UNDERGROUND STRUCTURES FROM WHAT IS SHOWN ON THE PLANS MUST BE REPORTED TO THE SURVEYOR AND ENGINEER BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR IS TO USE THE NEW JERSEY **"CALL-BEFORE-YOU-DIG" SYSTEM (1-800-272-1000 or #811)**.
4. AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY WORK ON THE SITE, THE CONTRACTOR SHALL ARRANGE TO HAVE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEER AND OTHER APPROPRIATE MUNICIPAL OFFICIALS.
5. IF THE CONTRACTOR NEEDS TO CONSTRUCT TRENCHES, WORK IN UNDERGROUND CHAMBERS, AND SO FORTH, THE CONTRACTOR SHALL FOLLOW THE "CONFINED ENTRY" REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND RELATED STATE CODES, ETC.
6. THE CONTRACTOR IS TO HAVE COPIES OF THE APPROVED PLANS AND ALL PERMITS AND CERTIFICATIONS AT THE JOB SITE AT ALL TIMES.
7. EXISTING PAVER BLOCKS, STREET FURNITURE, AND OTHER BUILDING MATERIAL MAY BE RECLAIMED BY THE OWNER WHO WILL DIRECT THE CONTRACTOR TO EXTRACT, STORE, AND/OR DELIVER TO A LOCATION SELECTED BY THE OWNER. CONTRACTOR SHALL TAKE ALL DUE CARE TO MINIMIZE DAMAGE TO ANY ITEMS SELECTED FOR RECLAMATION. FOR DEMOLITION MATERIALS NOT TO BE RECLAIMED BY THE OWNER, THE CONTRACTOR IS TO RECYCLE DEMOLITION DEBRIS AND CONSTRUCTION MATERIALS TO THE MAXIMUM EXTENT POSSIBLE.
8. DO NOT SCALE DISTANCES, USE DIMENSIONS SHOWN--IF THERE IS A QUESTION AS TO A DIMENSION CONSULT WITH THE DESIGN ARCHITECT OR ENGINEER.
9. IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY. IF THE CONTRACTOR HAS DESIGN QUESTIONS OR DISCOVERS DISCREPANCIES IN THE PLANS AND PROCEEDS WITH CONSTRUCTION BEFORE THE ISSUES ARE RESOLVED, THE CONTRACTOR DOES SO AT HIS OR HER OWN RISK.

SPECIAL NOTES:

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE TO BE INSTALLED BEFORE BEGINNING DEMOLITION WORK.
2. ALL WORK WITHIN THE COUNTY RIGHT-OF-WAY TO MEET THE STANDARDS OF ESSEX COUNTY.
3. CONTRACTOR TO OBTAIN APPROPRIATE COUNTY PERMITS BEFORE BEGINNING WORK IN COUNTY RIGHT-OF-WAY.
4. IF ANY UNDERGROUND STORAGE TANKS ARE ENCOUNTERED DURING DEMOLITION, THEY SHALL BE REMOVED AS PER LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
5. TERMINATION AND CAPPING OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY ENTITY.
6. EXISTING WATER SERVICES TO BE REMOVED ARE TO BE CAPPED AT THE MAIN - THE SERVICE IS TO BE CAPPED IMMEDIATELY AFTER THE CORPORATION STOP AND THRUST BLOCK CONSTRUCTED.
7. CONTRACTOR TO EXCAVATE TEST PITS OR OTHER APPROVED TECHNIQUES TO DETERMINE IF THERE ARE ANY WATER SERVICE LINES TO THE FORMER CIDER HILL BUILDING. ANY SERVICES FOUND ARE TO BE CAPPED AND REMOVED AS IN NOTE #6 ABOVE.
8. IF ANY WELLS ARE ENCOUNTERED DURING THE DEMOLITION OR CONSTRUCTION PHASES OF THE PROJECT ARE TO BE ABANDONED IN ACCORDANCE WITH N.J. DEP REQUIREMENTS EXISTING SANITARY LATERAL PIPES FOR THE EXISTING BUILDINGS SHALL BE LOCATED AND CAPPED AT THE MAIN. ANY LENGTHS OF LATERAL PIPING SHALL BE REMOVED FROM THE SITE. IF SUCH PIPING IS ASBESTOS-CEMENT PIPE, SPECIAL NJDEP HANDLING PROCEDURES MUST BE OBSERVED. CONSTRUCTION GRADE SHEETS (CUT SHEETS) MUST BE IN ACCORDANCE WITH THE APPROVED PLANS AND SUBMITTED TO THE ENGINEER'S OFFICE FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
9. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE Village ENGINEER'S OFFICE FOR APPROVAL PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS.
10. ALL STRIPING AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
11. ALL SOLID WASTE AND DEBRIS FIELD STORAGE MATERIAL TO BE STORED INTERNALLY.
12. A KNOX BOX FOR THE PROPOSED BUILDING SHALL BE PROVIDED NEAR THE RESIDENTIAL ENTRANCE IN A LOCATION APPROVED BY THE VILLAGE FIRE OFFICIAL.
13. F.D.C. SHALL BE LOCATED ALONG IRVINGTON AVE.
14. TRUSS SIGNS SHALL BE PROVIDED IN A LOCATION APPROVED BY THE FIRE OFFICIAL.
15. ALL HVAC UNITS WILL BE ROOF MOUNTED.

SITE DEMOLITION NOTES

1. THESE NOTES ARE ONLY TO PRESENT GENERALIZED GUIDANCE IN THAT THE CONTRACTOR IS TO FOLLOW ALL JURISDICTIONAL PROCEDURES WITH REGARD TO CONSTRUCTION TECHNIQUES AND THE SAFETY OF THE GENERAL PUBLIC AND HIS OR HER WORKERS.
2. THE CONTRACTOR IS TO INSTALL SOIL EROSION AND SEDIMENT FEATURES BEFORE BEGINNING THE DEMOLITION WORK AND IS TO MAINTAIN AND ADJUST THOSE FEATURES AS NECESSARY FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR IS ADVISED THAT THE OWNER MAY WISH TO SALVAGE EXISTING PAVER STONES AND OTHER STREETScape FEATURES AND THE CONTRACTOR SHOULD MINIMIZE DAMAGE AND BREAKAGE TO THESE ITEMS AS THEY ARE REMOVED. PYROTECHNICS SHALL NOT BE USED FOR ANY DEMOLITION OR CONSTRUCTION WORK.
4. THE CONTRACTOR IS TO FOLLOW ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS (INCLUDING OSHA) WITH REGARD TO SAFETY, WORK CONDITIONS, AND SO FORTH.
5. WHERE A PORTION OF CONCRETE SIDEWALK IS TO BE REMOVED IT SHALL BE SAW CUT STRAIGHT AND TRUE. CONCRETE RUBBLE IS NOT TO BE STORED ON-SITE AND SHOULD BE RECYCLED TO THE MAXIMUM EXTENT POSSIBLE.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MINIMIZE THE INADVERTENT SPILLOVER OF DEMOLITION AND CONSTRUCTION DEBRIS ONTO AREA ROADWAYS AND ADJACENT PROPERTIES. ANY SUCH SPILLOVER IS TO BE CLEANED UP IMMEDIATELY AND ANY DAMAGE TO OTHER PROPERTIES AND STRUCTURES IS TO BE REPAIRED IMMEDIATELY TO AN EQUAL OR BETTER CONDITION.
7. DUST GENERATION IS TO BE MINIMIZED--THE CONTRACTOR MAY USE WATER SPRAYERS, ENCLOSURES, FILTERS, OR OTHER APPROPRIATE MEANS TO CONTROL DUST AND DEBRIS. ADJACENT STRUCTURES AND FACILITIES THAT GET COATED WITH DUST AND DEBRIS MUST BE CLEANED DAILY.
8. THE CONTRACTOR IS TO MAINTAIN OPEN WALKWAYS AS MUCH AS PRACTICAL, HOWEVER, THE CONTRACTOR SHALL WORK WITH THE OWNER, Village ENGINEERING, PUBLIC WORKS, POLICE, AND FIRE DEPARTMENTS TO PROVIDE ALTERNATE PATHWAYS AND DETOURS AS MAY BE NECESSARY TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC AS DESCRIBED IN THE **TRAFFIC AND PEDESTRIAN SAFETY NOTES** FOUND ELSEWHERE ON THESE PLANS.
9. THE CONTRACTOR IS TO WORK WITH ALL UTILITY ENTITIES WITH REGARD TO PROTECTING, ADJUSTING, ELEVATING OR LOWERING VALVE COVERS, UTILITY ACCESS BOXES, MANHOLE CASTINGS, AND OTHER APPURTENANCES. IF NECESSARY TO TEMPORARILY SHUT OFF UTILITY SERVICE THE CONTRACTOR SHALL WORK CLOSELY WITH THE AFFECTED UTILITY COMPANY WITH REGARD TO PROPER PROCEDURES AND NOTIFICATION REQUIREMENTS. IF UTILITY SERVICE NEEDS TO BE SHUT OFF FOR AN EXTENDED TIME THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ALTERNATE SERVICE TO THE AFFECTED PARTIES.
10. AT THE END OF EACH WORK DAY THE DEMOLITION/CONSTRUCTION AREA SHALL BE DRESSED UP AND PROTECTED FROM UNAUTHORIZED ENTRY. IF THE STAGE OF THE WORK NECESSITATES A COMPLETE CLOSING OF THAT PORTION OF THE SIDEWALK, THE CONTRACTOR SHALL PROVIDE COMPLETE SIGNAGE, BARRICADES, FLASHING LIGHTS, AND OTHER MEANS TO SAFELY DIRECT PEDESTRIANS AROUND THE WORK AREA.

SITE CONSTRUCTION NOTES--SUB-BASE AND WALKWAYS

1. SPECIAL NOTE: THE INTENT OF THE PROPOSED PROJECT IS TO REMOVE EXISTING SITE FEATURES AND TO BUILD NEW FACILITIES FOR RESIDENTIAL AND THE PROPOSED SIDEWALK AREAS TO BE CONSTRUCTED FOR THE USE OF THE PUBLIC ALONG PUBLIC SIDEWALKS AND FOR THE RESIDENTS THROUGHOUT THE INTERIOR OF THE PROJECT SITE. THE SITE WORK IS TO PROVIDE A LEVEL AND CONSISTENT WALKWAY SURFACE. ADDITIONAL WORK IS TO PROVIDE NEW RETAINING WALLS, IMPROVED HANDICAPPED PARKING FACILITIES, AND RELATED SITE FEATURES.
2. AFTER THE EXISTING SIDEWALK, PAVER BLOCK AREAS, LAWNS, STRUCTURES, AND OTHER AREAS ARE REMOVED, THE UNDERLYING SUB-BASE SHALL BE EXAMINED FOR SOFT AREAS, DEBRIS, ORGANIC MATERIAL, AND OTHER POTENTIAL PROBLEMS. ALL SUCH AREAS SHALL BE REPLACED WITH A COMPACTABLE, GRANULAR SUB-BASE.
3. ALL SUB-BASE AREAS UNDER THE PROPOSED SIDEWALK AND PAVER STONE AREAS ARE TO BE COMPACTED TO A DENSITY OF 98% STANDARD PROCTER DENSITY AS PER ASTM D698. CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PROVIDING TESTS OF COMPACTION APPROXIMATELY EVERY 200 FEET AND AT RANDOM LOCATIONS CHOSEN BY THE OWNER OR OWNER'S REPRESENTATIVE. STRUCTURAL BUILDING AREAS ARE TO BE COMPACTED AND PREPARED AS PER ARCHITECTURAL REQUIREMENTS.
4. CONCRETE SIDEWALK IS TO BE A MINIMUM OF 4,000 PSI, FOUR (4) INCHES THICK THROUGHOUT, EXCEPT AT DRIVEWAYS WHERE IT SHALL BE A MINIMUM OF SIX (6) INCHES WITH A 6x6-W2.9xW2.9 WELDED WIRE REINFORCEMENT.
5. ALL WALKWAYS ARE TO HAVE A CROSS-SLOPE OF 1/4 INCH PER FOOT TOWARD THE CURBSIDE UNLESS GRADING INFORMATION ON THE PLANS OR THE CONTRACTOR IS DIRECTED TO DO OTHERWISE.
6. CONCRETE AND PAVER STONE WALKWAYS ARE TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS. DISCOLORED WALKWAYS OR CRACKING OR CHIPPED AND BROKEN PAVER STONES AND SO FORTH SHALL BE REMOVED AND REPLACED WITH UNBLEMISHED, SOUND CONCRETE AND/OR PAVER STONES. PATTERNED, STAMPED CONCRETE AND RETAINING WALLS ARE LIKEWISE TO BE OF NEW, UNDAMAGED MATERIAL.

TEMPORARY PEDESTRIAN WALKWAY AND TRAFFIC SAFETY NOTES

1. CONTRACTOR TO USE JERSEY TYPE CONCRETE BARRICADES, WOODEN/PLASTIC SAFETY BARRICADES, SAFETY BARRELS, WARNING LIGHTS, TRAFFIC CONES, APPROPRIATE SIGNAGE, FLAG PERSONS, AND OTHER NECESSARY MEANS TO PROVIDE A SECURE WALKWAY AROUND CONSTRUCTION ACTIVITIES IN THE SIDEWALK AREAS.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN **THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES**, CURRENT EDITION AND **THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019**, AS AMENDED.
3. THE SAFETY CORRIDOR IS TO BE INSPECTED DAILY AND MISALIGNED SAFETY DEVICES ARE TO BE REPOSITIONED, REPAIRED, MODIFIED, SUPPLEMENTED, OR REPLACED AS NEEDED.
4. OPENINGS IN THE BARRICADES ARE TO BE PROVIDED AT ALL CROSSWALKS AND STREET INTERSECTIONS AS APPROPRIATE.
5. OPEN ACCESS IS TO BE MAINTAINED AT ALL TIMES TO FIRE HYDRANTS, THE LOCATIONS OF WHICH SHALL BE MARKED WITH FLAGGING AND/OR SIGNS. OTHER UTILITIES (VALVES, CONTROL BOXES, SHUT-OFFS, ET AL.) SHALL LIKEWISE BE MARKED.
6. CONTRACTOR TO COMPLETE ALL WORK IN RIGHT-OF-WAY AREAS AS QUICKLY AND EXPEDIENTLY AS SAFETY AND PRACTICALLY ALLOWS. AS SOON AS THE BUILDING CONSTRUCTION PERMITS, THE CONTRACTOR SHALL RESTORE THE SIDEWALK AREA INCLUDING CURBS, PAVEMENT, AND ANY OTHER DISTURBED AREAS TO THEIR FINAL CONDITION AND IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, AND STATE CODES AND REQUIREMENTS. THE TEMPORARY WALKWAY IS THEN TO BE COMPLETELY REMOVED AND THE NEW SIDEWALK AREA MAINTAINED IN A SAFE AND WALKABLE CONDITION.
7. DURING CONSTRUCTION OF UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY CONTRACTOR SHALL PLACE TRAFFIC CONTROL CONES AND/OR BARRICADES AT THE BEGINNING OF THE WORK DAY, WHICH ARE TO BE REMOVED AT THE END OF EACH WORK DAY. ALL EXCAVATIONS SHALL EITHER BE BACKFILLED AND COMPACTED FLUSH TO THE PAVEMENT SURFACE OR SHALL BE COVERED WITH TRAFFIC BEARING METAL PLATES MEETING N.D.O.T. REQUIREMENTS AND THE APPROPRIATE "CAUTION" SIGNS ERECTED.
8. FOR ALL UTILITY WORK THAT MAY DISRUPT TRAFFIC, CONTRACTOR IS TO CONTACT THE LOCAL TRAFFIC SAFETY OFFICER OR EQUIVALENT FOR GUIDANCE ON PROVIDING FLAGGERS OR TO ARRANGE TO HAVE A POLICE TRAFFIC SAFETY OFFICER AT THE SITE.
9. THE POLICE DEPARTMENT IS TO BE NOTIFIED A MINIMUM OF 96 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN THE SURROUNDING ROADWAYS.

EXISTING WATER DEMAND CALCULATIONS

6 SINGLE FAMILY DWELLINGS & 4,000SF RETAIL

DEMAND/DAY = 300 X 6 + 0.125 GAL/SF x 4,000 = 2,300 GAL/DAY

PROPOSED WATER DEMAND CALCULATIONS

61 RESIDENTIAL UNITS (11(1BR)+ 42 (2BR) + 7 (3BR))

1 BR = 120 GAL/DAY, 2 BR = 175 GAL/DAY, 3 BR = 270 GAL/DAY

RESIDENTIAL DEMAND/DAY = 11 UNITS x 120 GAL/DAY + 42 UNITS x 175 GAL/DAY + 7 UNIT x 270 GAL/DAY = 10,560 GAL/DAY

NON RESIDENTIAL--16,650SF X 0.125GAL/SF = 2,081GPD

TOTAL WATER DEMAND/DAY = 10,560 GAL/DAY + 2,081 GAL/DAY = 12,641 GAL/DAY

NET WATER DEMAND/DAY INCREASE = 10,341 GAL/DAY

EXISTING SANITARY SEWER DEMAND CALCULATIONS

6 SINGLE FAMILY DWELLINGS & 4,000SF RETAIL

DEMAND/DAY = 300 X 6 + 0.1 GAL/SF x 4,000 = 2,200 GAL/DAY

PROPOSED SANITARY SEWER DEMAND CALCULATIONS

61 RESIDENTIAL UNITS (11(1BR)+ 42 (2BR) + 7 (3BR))

1 BR = 150 GAL/DAY, 2 BR = 225 GAL/DAY, 3 BR = 300 GAL/DAY

RESIDENTIAL DEMAND/DAY = 11 UNITS x 150 GAL/DAY + 42 UNITS x 225 GAL/DAY + 7 UNIT x 300 GAL/DAY = 13,200GAL/DAY

NON RESIDENTIAL--16,650SF X 0.1 GAL/SF = 1,665GPD

TOTAL SEWER DEMAND/DAY = 13,200 GAL/DAY + 1,665 GAL/DAY = 14,865 GAL/DAY

NET SANITARY SEWER DEMAND/DAY INCREASE = 12,665 GAL/DAY

SOUTH ORANGE ZONING:					Block
REDEVELOPMENT PLAN		2102, Lot 14-20			
	REQUIRED		PROPOSED		COMMENTS
MINIMUM:					
LOT AREA	1.97 ACRES	86,000 SF	2.0282 ACRES	88,351 SF	C
LOT WIDTH	200.00'		278.46'		C
LOT DEPTH	120.00'		441.24'		c
OPEN SPACE	(26,505 SF) 30%		29,790		C
RESIDENTIAL AMENITY SPACE (incl. Bldg 2107 Lt 1 Units)	100 SF / Dunit (6,100SF TOTAL) 50% OUTDOORS (3,050SF MIN)		(2,095SF INSIDE), (4,589SF OUTSIDE) 6,684SF TOTAL		C
MINIMUM: PRIMARY STRUCTURE					
FRONT SETBACK (from Irvington Ave)	12.00'		14.35'		C
SIDE SETBACK	10.00'		10.0'		C
REAR YARD A YARD B	25.00' 330.00'		27.5' 345.2'		c
BUFFER @ REAR & SIDE	5'		5'		c
MINIMUM: SECONDARY STRUCTURE					
SIDE SETBACK	25'		27.3'		c
REAR SETBACK CD	25' 200'		27.2' 200'		c
BUFFER @ REAR & SIDE	10'		7.5' TO RAMP		(V)
MINIMUM: SUBGRADE PARKING (not considered building story)					
FRONT SETBACK	0.00'		0'		c
SIDE SETBACK	5.00'		7.4'		c
REAR SETBACK	150.00'		185'		C
MINIMUM: ACCESSORY STRUCTURE					
REAR & SIDE SETBACK	6'		6.3'		c
MAXIMUM:					
DWELLING UNIT	48 DWELLING / 24 DU / AC		48 UNITS PLUS 1 MANAGERS UNIT		C
AFFORDABLE HOUSING	20% MIN. OF UNITS		20% MIN		C
BUILDING COVERAGE	(30,923 SF) 35%		(23,616 SF) 26.7%		C
LOT COVERAGE	(48,593 SF) 55%		48,090SF 54.4% (NOTE 1)		c
BUILDING HEIGHT	Primary 50' / 4 St Secondary 36' / 3 St		PRIMARY 50' / 4 ST MAX SECONDARY 36' / 3 ST MAX		C
FLOOR TO FLOOR COMMERCIAL	FLOOR TO FLOOR COMMERCIAL 12' MIN, 20' MAX		FLOOR TO FLOOR COMMERCIAL 12' MIN, 20 MAX		c
PARKING:					
MINIMUM PARKING:	SPACES REQUIRED		SPACES PROPOSED		COMMENTS
STANDARD PARKING	108 CARS		126 Standard + 5 HC = 131 CARS		c
HC PARKING	5 SPACES		5 SPACES		c
LOADING SPACE (12' x 25')	1 / 18,000 SF (13,750sf) 1 required		2 (12'X25')		C
EVCS (Electric Vehicle Charging Stations)	10% of all Residential spaces (12) 10% of all non-Residential spaces (2)		12 (BASEMENT) 2 (SURFACE)		C
BICYCLE PARKING	5 Priv. Shelter Protected / Res Ut (31) 5 / 1,000 SF COM. SPACE (8)		30 (BASEMENT) 10 (SURFACE)		C
V - VARIANCE REQUIRED C - CONFORMS 1)- AREA INCLUDES PROPOSED PLANTERS AROUND BUILDINGS. IF PLANTERS ARE EXCLUDED, THE IMPERVIOUS COVERAGE WOULD BE 51,767 OR 58.6% WHICH WILL REQUIRE A VARIANCE FOR 3,174SF OVER THE ALLOWABLE 55% (NOTE					
PARKING CALCULATIONS FOR BOTH PARCELS:					
CONDITION	USE	AREA	CRITERIA	SPACES	
PROPOSED	COMMERICAL TOTAL	15,836 SF	1/1,000 NFA	16	
PROPOSED	RESIDENTIAL	61 Units (INC. 1 MANAGERS UNIT	1.5 per Res Unit	92	
TOTAL SPACES REQUIRED				108	
TOTAL SPACES PROPOSED				131 (17 SURFACE, 114 UG)	

SOUTH ORANGE ZONING: REDEVELOPMENT PLAN Block 2107, Lot 1						
		REQUIRED		PROPOSED		COMMENTS
MINIMUM:						
LOT AREA	0.16 ACRES	7,000 SF		0.1708 ACRES	7,442 SF	C
LOT WIDTH	50'			59'		C
LOT DEPTH	50'			75'		c
MINIMUM:						
FRONT SETBACK (from Irvington Ave)	0'			0.46' EXIST		C
SIDE SETBACK (southern property line)	0'			37.1'		C
REAR SETBACK (eastern property line)	3.00'			3.83'		C
MAXIMUM:						
DWELLING UNITS	12 DWELLING / 70 DU / AC			12 UNITS		C
BUILDING COVERAGE	(6,325.7 SF)	85%		(4,000 SF) 53.7%		C
LOT COVERAGE	(7,442 SF)	100%		100%		c
BUILDING HEIGHT	50' / 4 Story			50' / 4 Story		c
V - VARIANCE REQUIRED C - CONFORMS						

VARIANCE:
1. 6.2P(i)- 10' BUFFER REQUIRED FOR SECONDARY DEVELOPMENT ZONE, WHERE 7.5' IS PROPOSED

DESIGN WAIVERS:

1. 7.4 A. STREETLIGHTS ARE PROVIDED AT 60' OC EXCEPT FOR AT THE ENTRANCE DRIVE 67'.
2. 7.4 B. ALL LIGHTS ARE FULLY COMPLIANT WITH THE EXCEPTION OF FIXTURE 'D' WHICH IS AN ARCHITECTURAL SCOCNE WHICH PROVIDES 800 LUMENS OF DIFFUSED AMBIENT LIGHT PER FIXTURE.
3. LIGHTING COMPLIANCE CHART-VARIOUS DIMINIMUS WAIVERS REQUIRED:
- 270 SURFACE PARKING LOT
 - 1.0 MIN REQUIRED 0.5 MIN PROVIDED*
 - 3.5 MAX REQUIRED 3.5 MAX PROVIDED*
 - 299 SURFACE PARKING LOT
 - 1.0 MIN REQUIRED 0.2 MIN PROVIDED*
 - 5.0 MAX REQUIRED 5.7 MAX PROVIDED*
 - 270 FRONT STREETScape
 - 1.0 MIN REQUIRED 0.7 MIN PROVIDED*
 - 5.0 MAX REQUIRED 5.7 MAX PROVIDED*
 - 299 FRONT STREETScape
 - 1.0 MIN REQUIRED 0.5 MIN PROVIDED*
 - 1.0 MIN REQUIRED 0.8 MIN PROVIDED*
 - 3.0 MAX REQUIRED 4.0 MAX PROVIDED*
 - INTERNAL SIDEWALKS
 - 1.0 MIN REQUIRED 3.3 MAX PROVIDED*
 - SEE PLANS*
 - RESIDENTIAL OPEN SPACE
 - 1.0 MAX REQUIRED 2.0 MIN REQUIRED
 - ENTRANCES
 - WAIVERS REQUESTED
4. 7.5 B(iii) 8' CLEAR UNOBSTRUCTED CLEAR PATHWAY, WHERE 4' MIN IS PROPOSED NORTH OF THE ENTRY DRIVE
5. 7.5 B (iv) TREE PITS AT 270 ARE A MINIMUM OF 4.3' X 7' (SEE ALSO 7.7 A (vi)).
6. 7.5 C (i) CONTINUOUS ROW OF FOUNDATION LANDSCAPING, WHERE NONE ARE PROPOSED DUE TO DOOR LOCATIONS
7. 7.5 C (iii) 21% OF AREA BETWEEN THE PROPERTY LINE AND THE BUILDING IS LANDSCAPED WHERE 25% IS PROVIDED.

THE FOLLOWING APPROVALS ARE REQUIRED:

1. STATE OF NEW JERSEY
 - a. SANITARY SEWER EXTENSION PERMIT
 - b. WATER MAIN EXTENSION PERMIT
2. ESSEX COUNTY SCD CERTIFICATION
3. ESSEX COUNTY PLANNING BOARD
4. TOWNSHIP OF SOUTH ORANGE VILLAGE
 - a. SITE PLAN APPROVAL
 - b. BUILDING PERMIT



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811
OR
1-800-272-1000

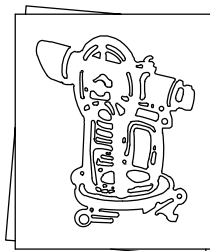
IT'S THE LAW!

GENERAL NOTES AND ZONING INFO

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

CASEY &



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MICHAEL T. LANZAFAMA

Michael Lanzafama
New Jersey Professional Engineer License No. 118011
New Jersey Professional Land Surveyor License No. 245427854-03

DATE 05-10-2021
30084

N/A	MTL	AF
REFERENCE	CHK BY	DWG NO.
N/A	N/A	2
MAP NO.	FIELD BOOK	
118011	N/A	
JOB NO.	SCALE	

REVISIONS			
1	Revised per TCC Meeting	07-20-21	



EXISTING TREE INVENTORY & TREE REMOVALS				
No.	DBH	Tree Type	Condition	Comment
1	6	London Planetree	Good	To Be Removed
2	12	Honeylocust	Good	To Be Removed
3	15	Pear	Fair	To Be Removed
4	11	Honeylocust	Fair	To Be Removed
5	16	Pin Oak	Fair	To Be Removed
6	15	Norway Maple	Very Poor	To Be Removed
7	30	Norway Maple	Poor	To Be Removed
8	18	Linden	Very Poor	To Be Removed
9	9	Norway Maple	Poor	To Be Removed
10	10	Norway Maple	Very Poor	To Be Removed
11	15	Norway Maple	Poor	To Be Removed
12	12	Unknown	Very Poor	To Be Removed
13	8	Norway Maple	Very Poor	To Be Removed
14	8	Mulberry	Very Poor	To Be Removed
15	8	Ash	Poor	To Be Removed
16	15	Silver Maple	Very Poor	To Be Removed
17	12	Norway Maple	Very Poor	To Be Removed
18	12	Ash	Fair	To Be Removed
19	12	Linden	Very Poor	To Be Removed
20	12	Sassafras	Very Poor	To Be Removed
21	12	Sassafras	Very Poor	To Be Removed
22	10	Sassafras	Very Poor	To Be Removed
23	12	Sassafras	Fair	To Be Removed
24	18	Sassafras	Very Poor	To Be Removed
25	12	Ash	Poor	To Be Removed
26	24	Oak	Fair	To Be Removed
27	10	Ash	Dead	To Be Removed
28	24	Oak	Fair	To Be Removed
29	9	Ash	Very Poor	To Be Removed
30	24	Oak	Fair	To Be Removed
31	40	Silver Maple	Poor	To Be Removed
32	20	Pin Oak	Very Poor	To Be Removed
33	12	Norway Maple	Fair	To Be Removed
34	10	Pin Oak	Fair	To Be Removed
35	14	Norway Maple	Dead	To Be Removed
36	20	Honeylocust	Fair	To Be Removed
37	20	Ash	Dead	To Be Removed
38	22	Honeylocust	Fair	To Be Removed
39	20	Oak	Poor	To Be Removed
40	34	Oak	Fair	To Be Removed
41	18	Ash	Poor	To Be Removed
42	16	Black Gum	Good	To Be Removed
43	10	Oak	Poor	To Be Removed
44	24	Ash	Fair	To Be Removed
45	10	Mulberry	Very Poor	To Be Removed
46	14	Norway Maple	Very Poor	To Be Removed
47	14	Mulberry	Very Poor	To Be Removed
48	10	Sugar Maple	Fair	To Be Removed
49	12	Pear	Very Poor	To Be Removed
50	9	Sugar Maple	Fair	To Be Removed
51	8	Sugar Maple	Fair	To Be Removed
52	7	Sugar Maple	Very Poor	To Be Removed
53	5	Pear	Poor	To Be Removed
54	5	Pear	Poor	To Be Removed
55	5	Pear	Poor	To Be Removed
56	5	Pear	Poor	To Be Removed
57	6	Walnut	Fair	To Be Removed
58	18	Norway Maple	Fair	To Be Removed
59	7	Pin Oak	Fair	To Be Removed
60	12	Pin Oak	Fair	To Be Removed
61	8	Pin Oak	Fair	To Be Removed

REVISIONS

1	Revised per TCC Meeting	07-20-21
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EXISTING CONDITIONS & DEMOLITION PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

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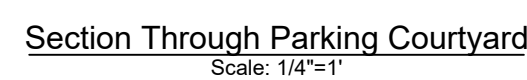
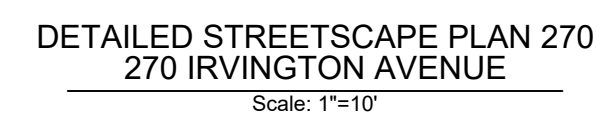
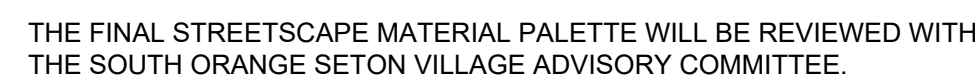
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MICHAEL T. LANZAFAMA

DATE 05-15-2021
DRAWN BY 30024

N/A	MTL	AF
REFERENCE	CHK. BY	DWG NO.
N/A	N/A	FIELD BOOK
1160111	1"=20'	3
JOB NO.	SCALE	



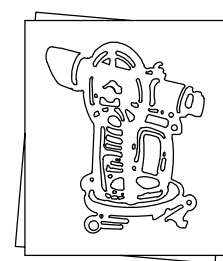
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DETAILED STREETSCAPE
PLAN & PARKING
COURTYARD SECTION

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
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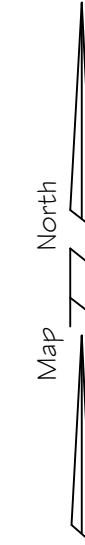
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MICHAEL T. LANZAFAMA

Michael Longfellow DATE 05-10-2021
New Jersey Professional Engineer/Land Surveyor No. 30084
New Jersey Professional Planner No. 03503

N/A REFERENCE	MTL CHK. BY	AF DRAWN BY
N/A MAP NO.	N/A FIELD BOOK	DWG. NO.
1160111 JOB NO.	As Noted SCALE	5



**PARKING GARAGE
GRADING PLAN**

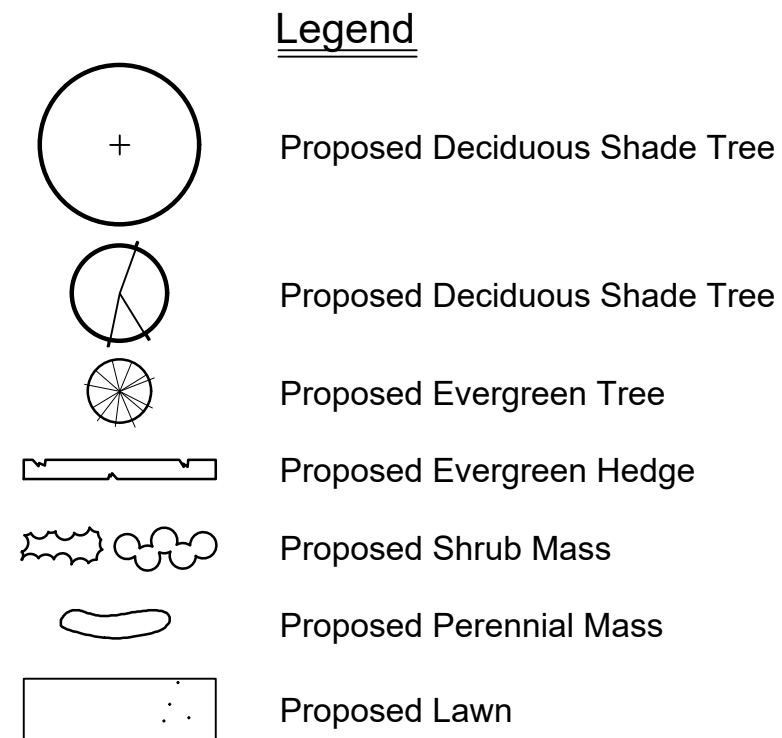
**THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1**

**TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ**

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MICHAEL T. LANZAFAMA

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N/A MAP NO.	N/A FIELD BOOK	DWG. NO.
1160111 JOB NO.	1"=20' SCALE	7



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THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1


TOWNSHIP OF
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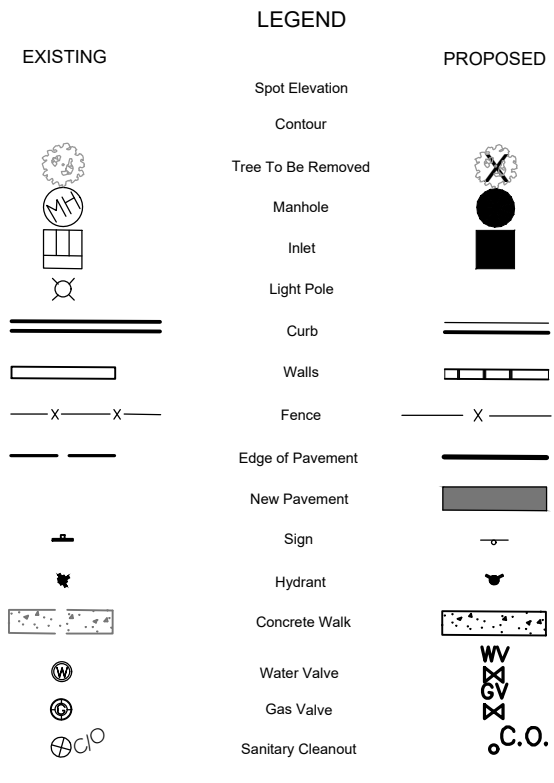
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BRIAN S. CONWAY

		DATE	05-10-2021
New Jersey Licensed Landscape Architect No.		AS00661	
N/A REFERENCE	MTL CHK. BY	AF DRAWN BY	
N/A MAP NO.	N/A FIELD BOOK	DWG. NO.	
1160111 JOB NO.	1"=20' SCALE	8	

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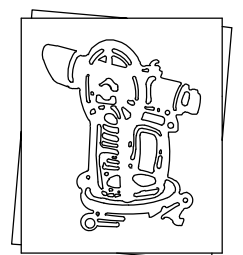
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LIGHTING PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
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MICHAEL T. LANZAFAMA

M. D. G. ...

DATE 05-10-2021
New Jersey Professional Engineer/Land Surveyor No. 30084
New Jersey Professional Planner No. 03503

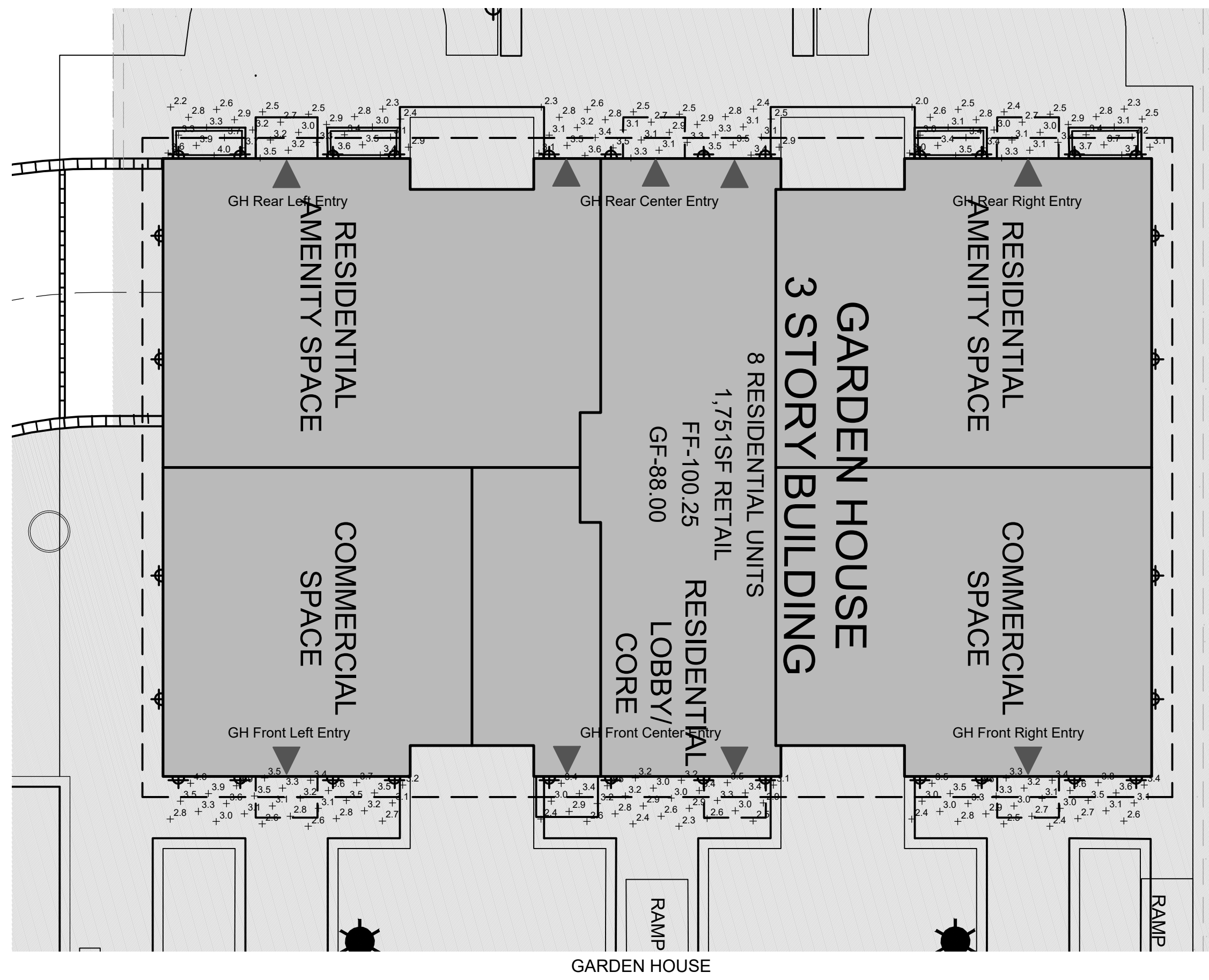
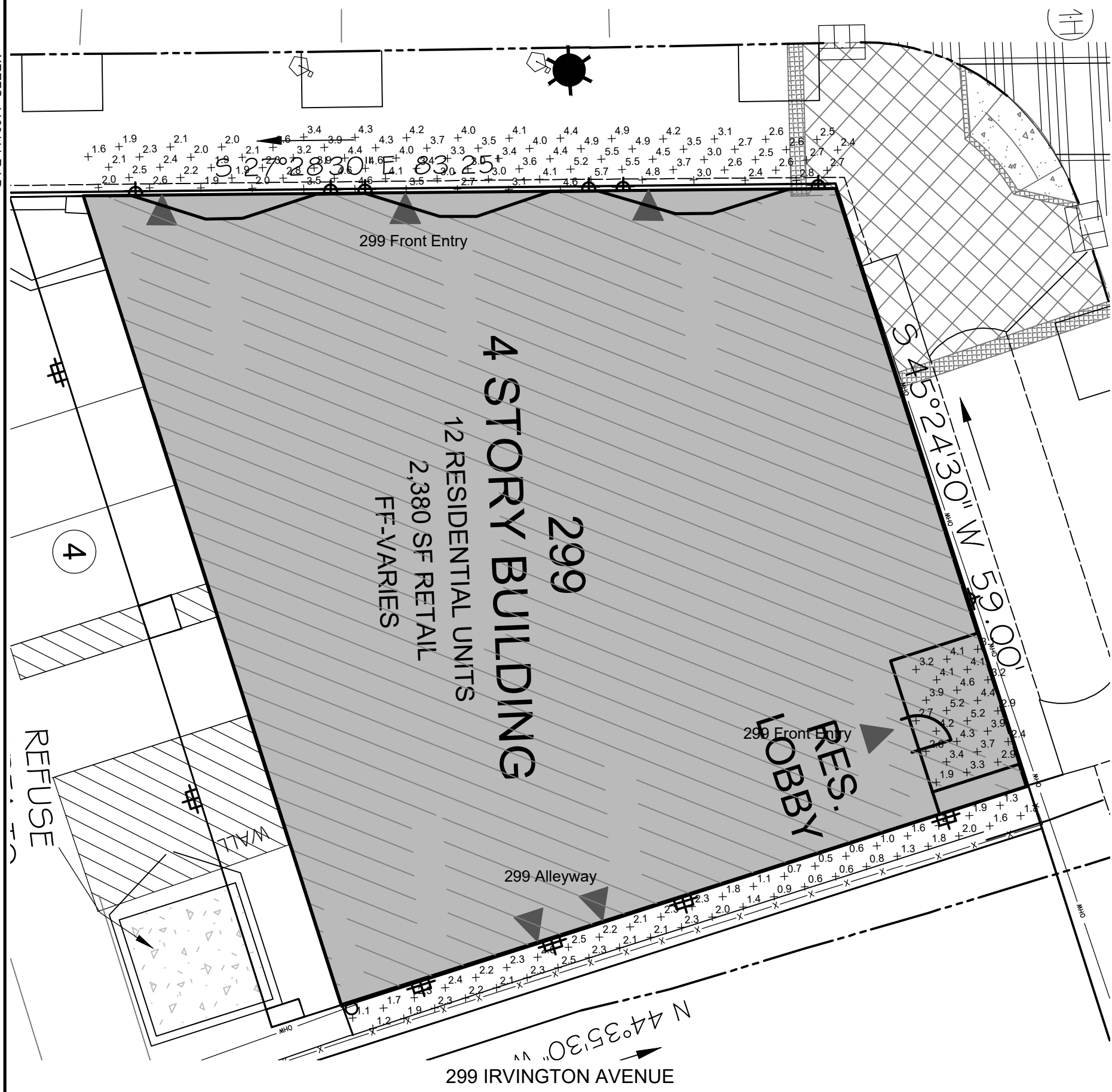
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REFERENCE	CHK BY	DRAWN BY

REFERENCE	CHRC. DT	DIAGNOSTIC
N/A	N/A	DWG.NO.
MAD. NO.	FIELD BOOK	

MAP NO.	FIELD BOOK	9
1160111	1"=20'	

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408</
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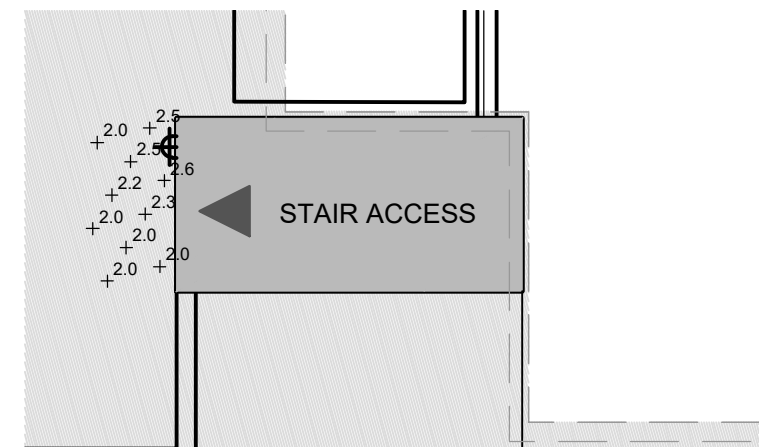
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1160011-RLL
TITELMASTER
1160011-RLL



27.61'



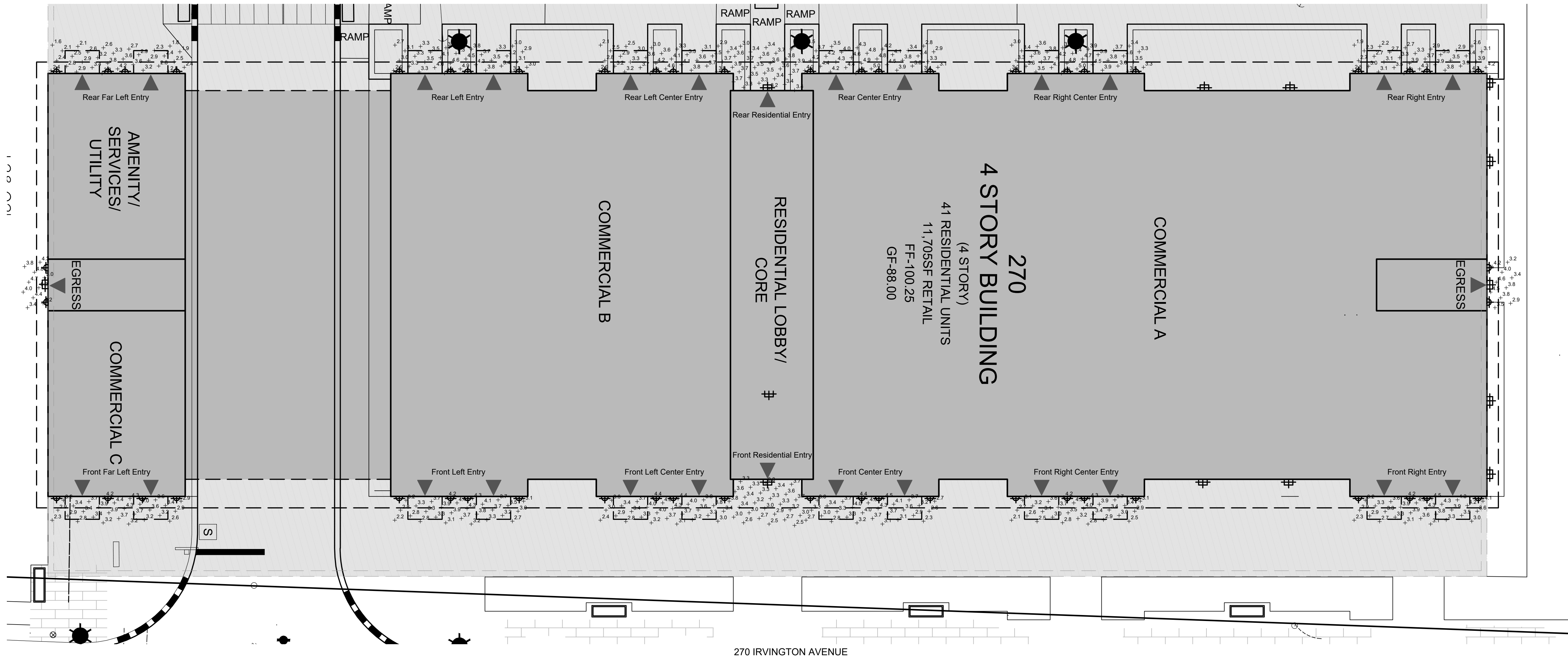
STAIR ACCESS LEFT



STAIR ACCESS RIGHT

Statistics						
Description	Minimum	Maximum	Average	Max/Min	Avg/Min	Notes
299 Retail	1.6 fc	5.7 fc	3.3 fc	3.6:1	2.1:1	Waiver
299 Front Entry	1.9 fc	5.2 fc	3.6 fc	2.7:1	1.9:1	Waiver
299 Alleyway	0.5 fc	2.6 fc	1.7 fc	5.2:1	3.4:1	* Compliant
GH Front Left Entry	2.6 fc	4.0 fc	3.3 fc	1.5:1	1.3:1	Compliant
GH Front Center Entry	2.3 fc	3.5 fc	3.0 fc	1.5:1	1.3:1	Compliant
GH Front Right Entry	2.4 fc	3.8 fc	3.1 fc	1.6:1	1.3:1	Compliant
GH Rear Left Entry	2.2 fc	4.0 fc	3.1 fc	1.8:1	1.4:1	Compliant
GH Rear Center Entry	2.3 fc	3.6 fc	3.0 fc	1.6:1	1.3:1	Compliant
GH Rear Right Entry	2.0 fc	3.7 fc	3.0 fc	1.9:1	1.5:1	Compliant
270 Stair Tower Left	1.1 fc	2.6 fc	2.1 fc	2.4:1	1.9:1	Waiver
270 Stair Tower Right	2.0 fc	2.6 fc	2.2 fc	1.3:1	1.1:1	Compliant
270 Front Far Left Entry	2.3 fc	4.4 fc	3.4 fc	1.9:1	1.5:1	Compliant
270 Front Left Entry	2.2 fc	4.4 fc	3.4 fc	2.0:1	1.5:1	Compliant
270 Front Left Center	2.4 fc	4.6 fc	3.6 fc	1.9:1	1.5:1	Compliant
270 Front Residential Entry	2.5 fc	3.7 fc	3.2 fc	1.5:1	1.3:1	Compliant
270 Front Center Entry	2.3 fc	4.6 fc	3.5 fc	2.0:1	1.5:1	Compliant
270 Front Right Center Entry	2.1 fc	4.3 fc	3.2 fc	2.0:1	1.5:1	Compliant
270 Front Right Entry	2.3 fc	4.5 fc	3.6 fc	2.0:1	1.6:1	Compliant
270 Left Side Entry	3.4 fc	5.0 fc	4.4 fc	1.5:1	1.3:1	Compliant
270 Right Side Entry	2.9 fc	4.6 fc	3.8 fc	1.6:1	1.3:1	Compliant
270 Rear Far Left Entry	1.6 fc	4.2 fc	2.8 fc	2.6:1	1.8:1	* Compliant
270 Rear Left Entry	2.7 fc	4.9 fc	3.6 fc	1.8:1	1.3:1	Compliant
270 Rear Left Center Entry	2.1 fc	4.6 fc	3.4 fc	2.2:1	1.6:1	Compliant
270 Rear Residential Entry	3.0 fc	3.9 fc	3.5 fc	1.3:1	1.2:1	Compliant
270 Rear Center Entry	2.8 fc	5.0 fc	4.0 fc	1.8:1	1.4:1	Compliant
270 Rear Right Center Entry	3.0 fc	5.0 fc	3.8 fc	1.7:1	1.3:1	Compliant
270 Rear Right Entry	1.9 fc	4.3 fc	3.3 fc	2.3:1	1.7:1	* Compliant

* >2.0fc At Entry, Lower fc Values Away



REVISIONS

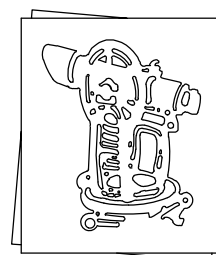
No.	Description	Date
1	Revised per TCC Meeting	07-20-21

DETAILED
BUILDING ENTRY
LIGHTING PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 245427854-03

LICENSED PROFESSIONAL

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax: 973-379-7993

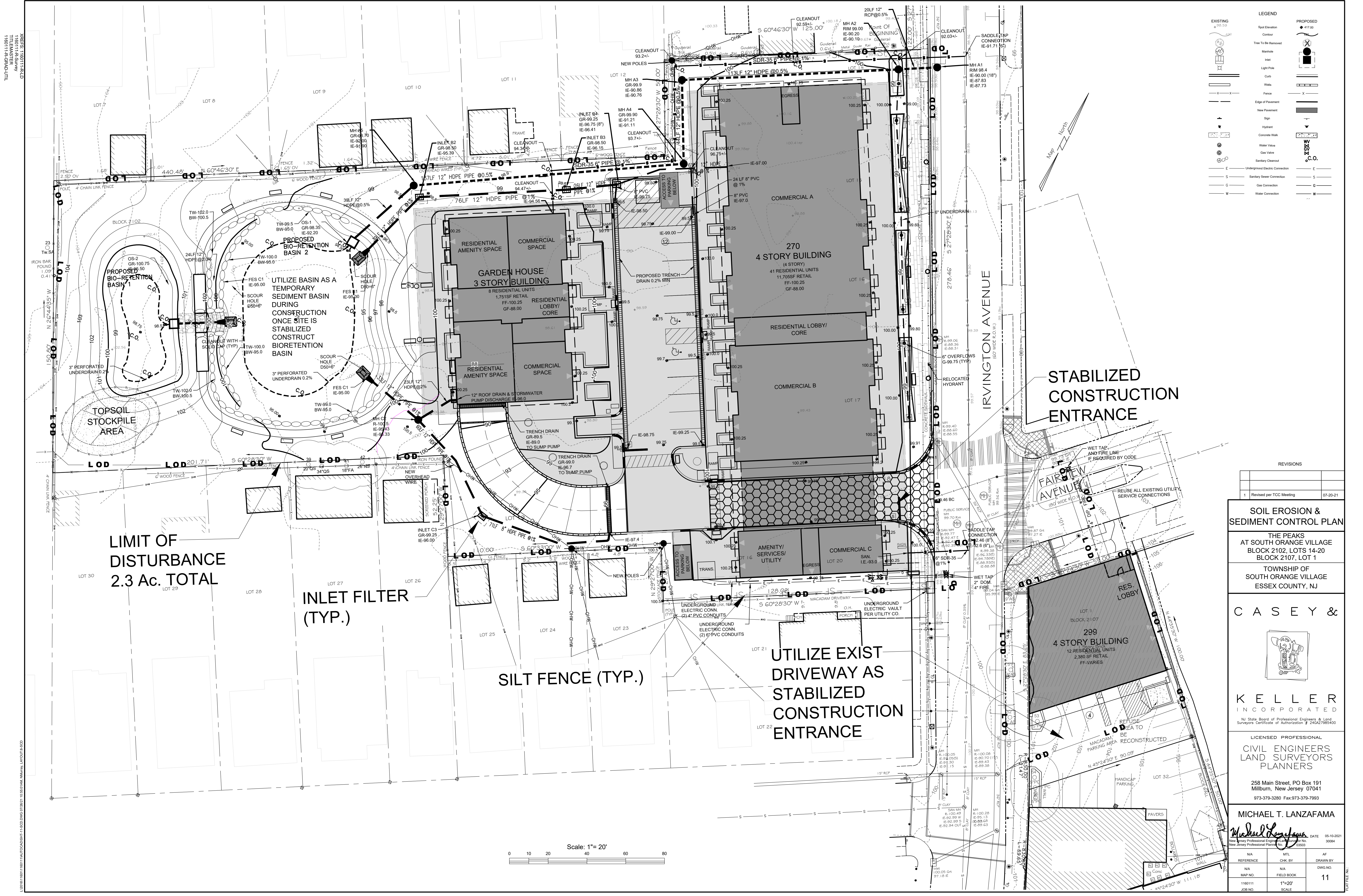
MICHAEL T. LANZAFAMA

Michael Lanzafama
New Jersey Professional Engineer License No. 30084
New Jersey Professional Planner No. 60503

N/A	MFL	AF
REFERENCE	CHK. BY	DRAWN BY
N/A	FIELD BOOK	DWG. NO.
MAP NO.	1160111	10
JOB NO.	SCALE	

PLAT FILE NO.

DRAWN BY: J. L. DAVY, Millburn, NJ 07041, 12/26/20, DWG. LIGHTING-1160111-01, 11/09/11, 08/18/18, 02/21



LEGEND

EXISTING	PROPOSED
Spot Elevation	Spot Elevation
Contour	Contour
Tree To Be Removed	Tree To Be Removed
Manhole	Manhole
Inlet	Inlet
Light Pole	Light Pole
Curb	Curb
Walls	Walls
Fence	Fence
Edge of Pavement	Edge of Pavement
New Pavement	New Pavement
Sign	Sign
Hydrant	Hydrant
Concrete Walk	Concrete Walk
Water Valve	Water Valve
Gas Valve	Gas Valve
Sanitary Cleanout	Sanitary Cleanout
Underground Electric Connection	Underground Electric Connection
Sanitary Sewer Connection	Sanitary Sewer Connection
Gas Connection	Gas Connection
Water Connection	Water Connection

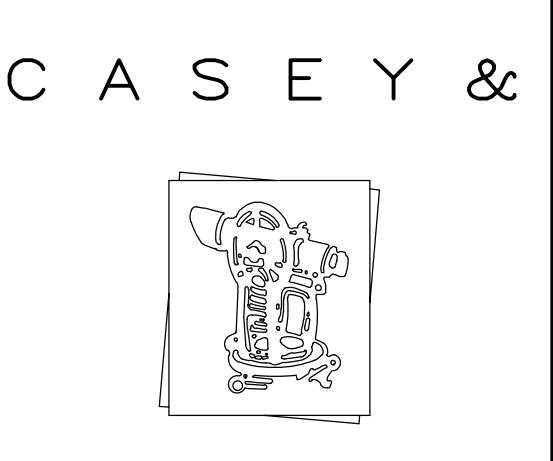
REVISIONS

NO.	DESCRIPTION	DATE
1	Revised per TCC Meeting	07-20-21

SOIL EROSION & SEDIMENT CONTROL PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ



**KELLER
INCORPORATED**

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 246A27985400

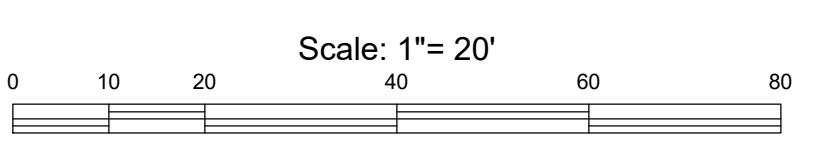
**LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS**

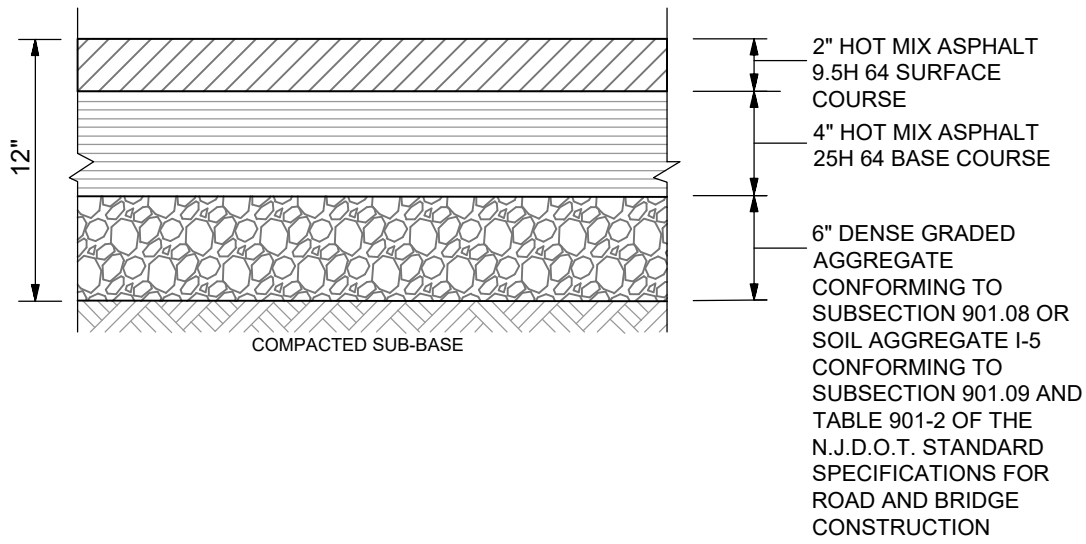
258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax: 973-379-7993

MICHAEL T. LANZAFAMA

Michael Lanzafama
DATE 05-15-2021
New Jersey Professional Engineer License No. 30064
New Jersey Professional Planner License No. 03503

REFERENCE	CHK. BY	AF
N/A	N/A	N/A
MAP NO.	FIELD BOOK	DWG NO.
1160111	1"=20'	11
JOB NO.	SCALE	

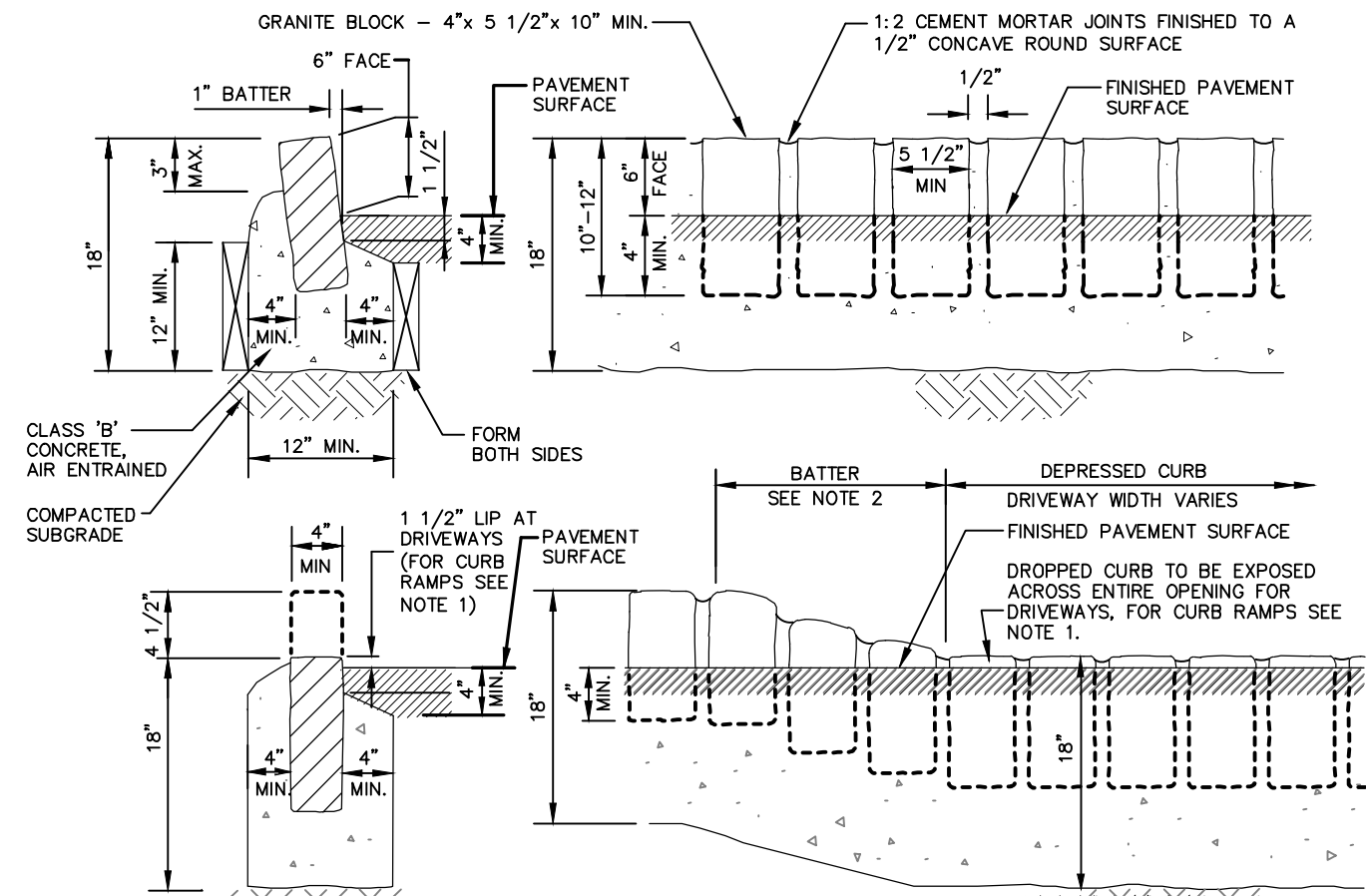




NOTE: R.S.I.S. "PER SUBGRADE" - NEIGHBORHOOD / RESIDENTIAL AREAS

PAVEMENT

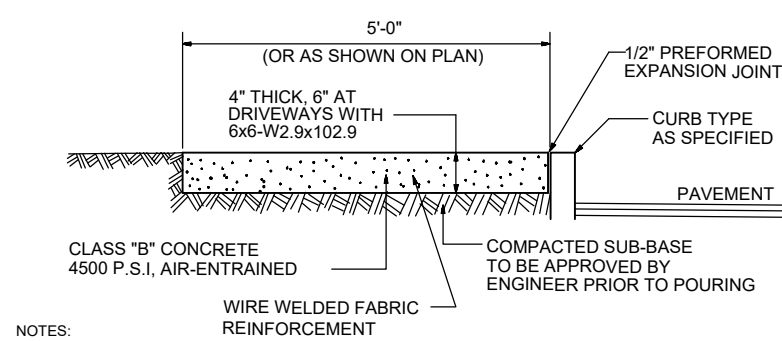
NOT TO SCALE



GRANITE BLOCK CURB - ON-SITE

NOT TO SCALE

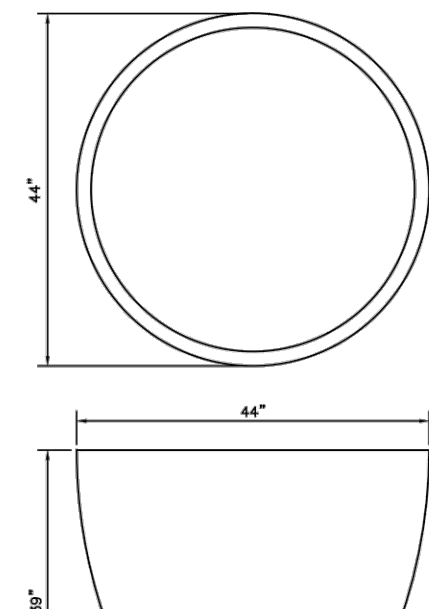
- NOTES:
1. AT CURB RAMPS, OMIT GRANITE BLOCK CURB AND POUR CONCRETE RAMP MONOLITHICALLY WITH CURB FOOTING. RAMP TO BE FLUSH WITH FINISHED PAVEMENT.
 2. WHEN ADJACENT TO GRASS STRIP: BATTER = 1"-6". WHEN ADJACENT TO CONCRETE: BATTER PER RAMP OR APRON DETAIL.



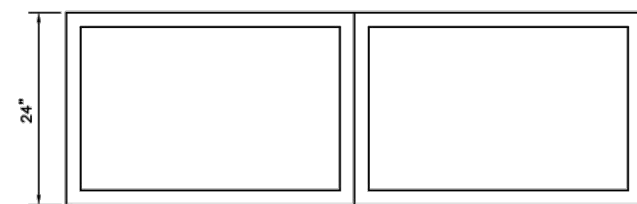
SIDEWALK DETAIL

NOT TO SCALE

- NOTES:
1. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
 2. PROVIDE 1/2" PRECASTED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS AND WHERE SIDEWALK MEETS OTHER STRUCTURES.
 3. CONCRETE SIDEWALK TO BE CURED PER N.J.D.O.T. SPECIFICATIONS.
 4. WHERE SIDEWALK CROSSES DRIVEWAY APRON, SIDEWALK IS TO BE CONSTRUCTED USING 6" OF STONE. WIRE REINFORCEMENT AS SHOWN, USE 6" OF 4000 PSI CONCRETE AT 28 DAYS.



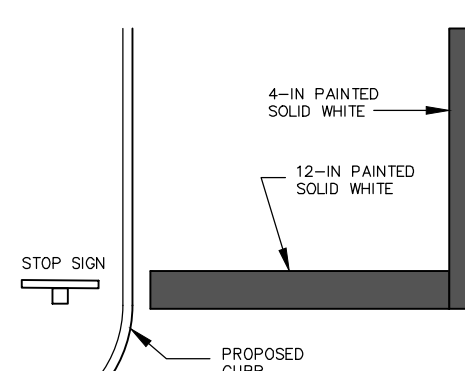
WANNSEE ROUND POT



BRISBANE RECTANGULAR POT

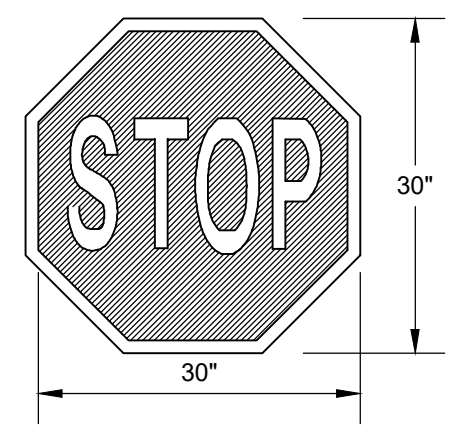
POT/PLANTER DETAILS

6.1



STOP BAR DETAIL

NOT TO SCALE



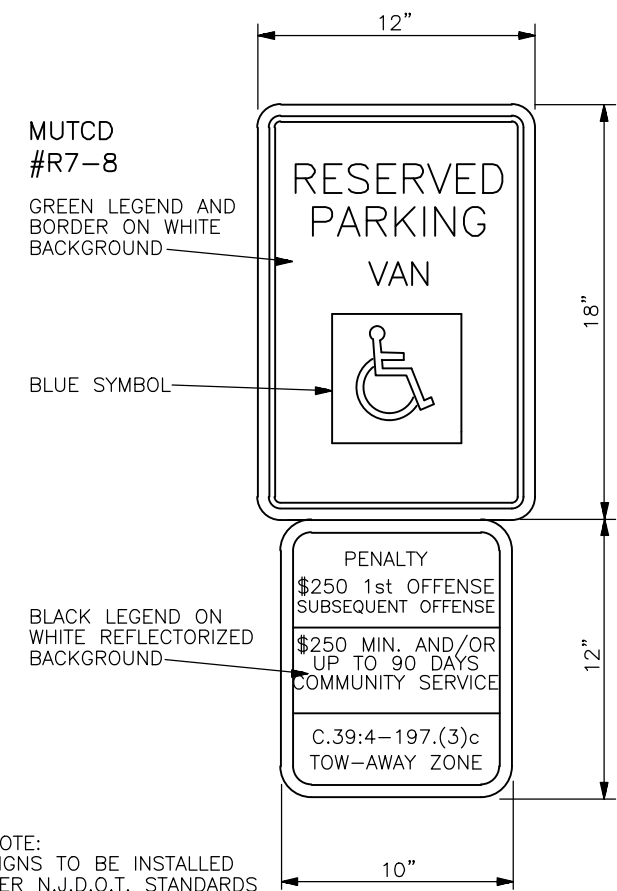
STOP SIGN (R1-1)

NOT TO SCALE



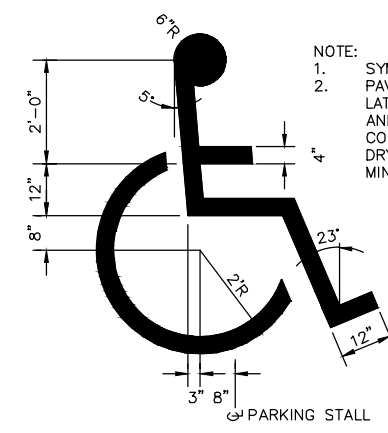
NO PARKING - FIRE LANE SIGN

NOT TO SCALE



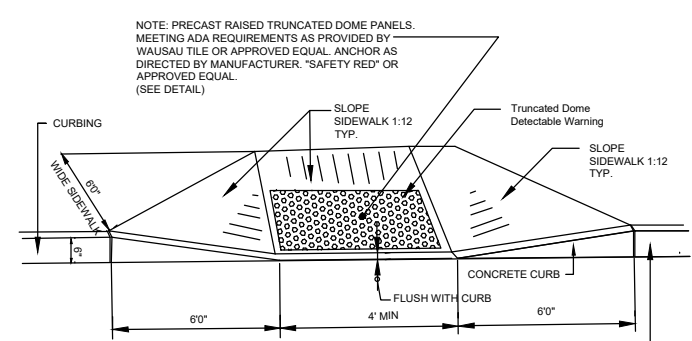
HANDICAP SIGN

NOT TO SCALE



HANDICAP SYMBOL & STRIPING DETAIL

NOT TO SCALE

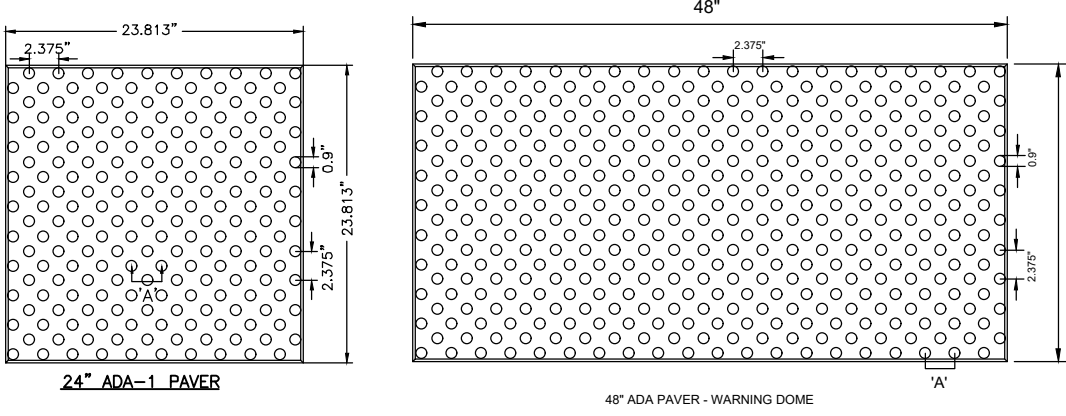


DETECTABLE WARNING SURFACE

NOT TO SCALE

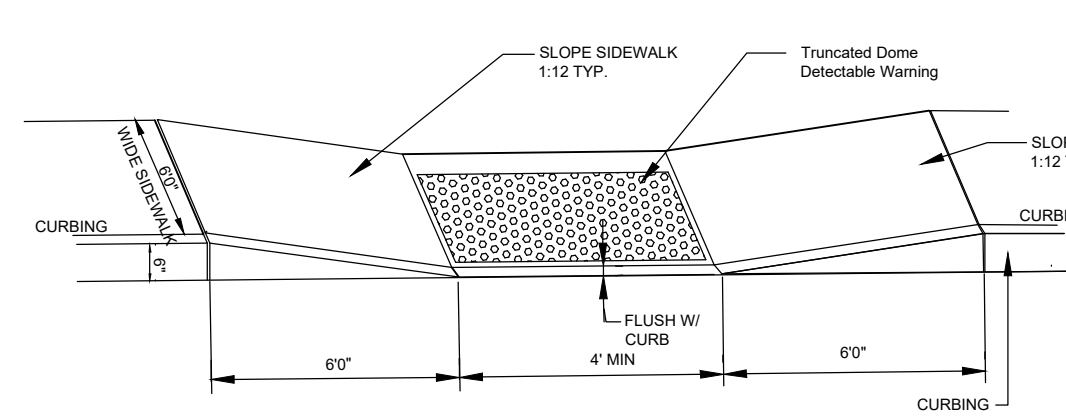
PEDESTRIAN CROSSWALK

NOT TO SCALE



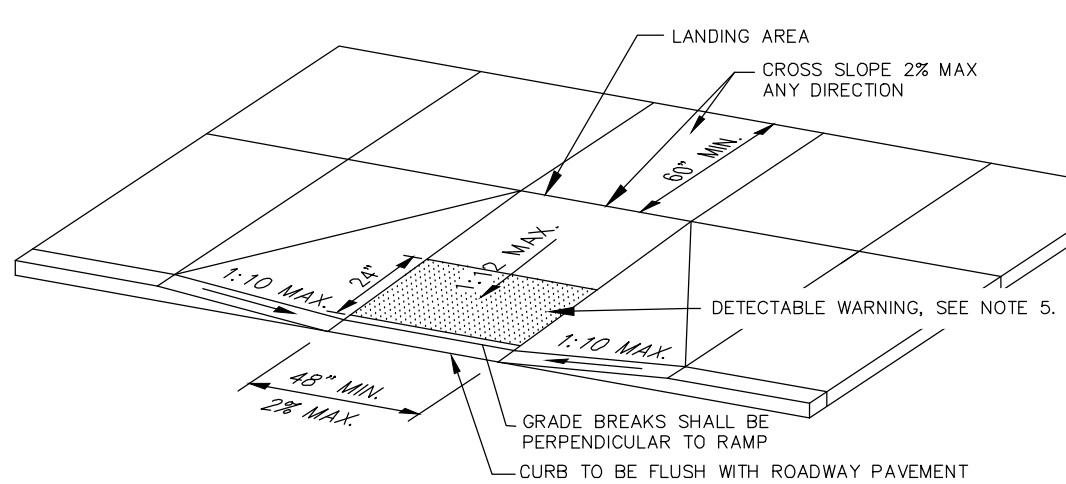
DETECTABLE WARNING SURFACE

NOT TO SCALE



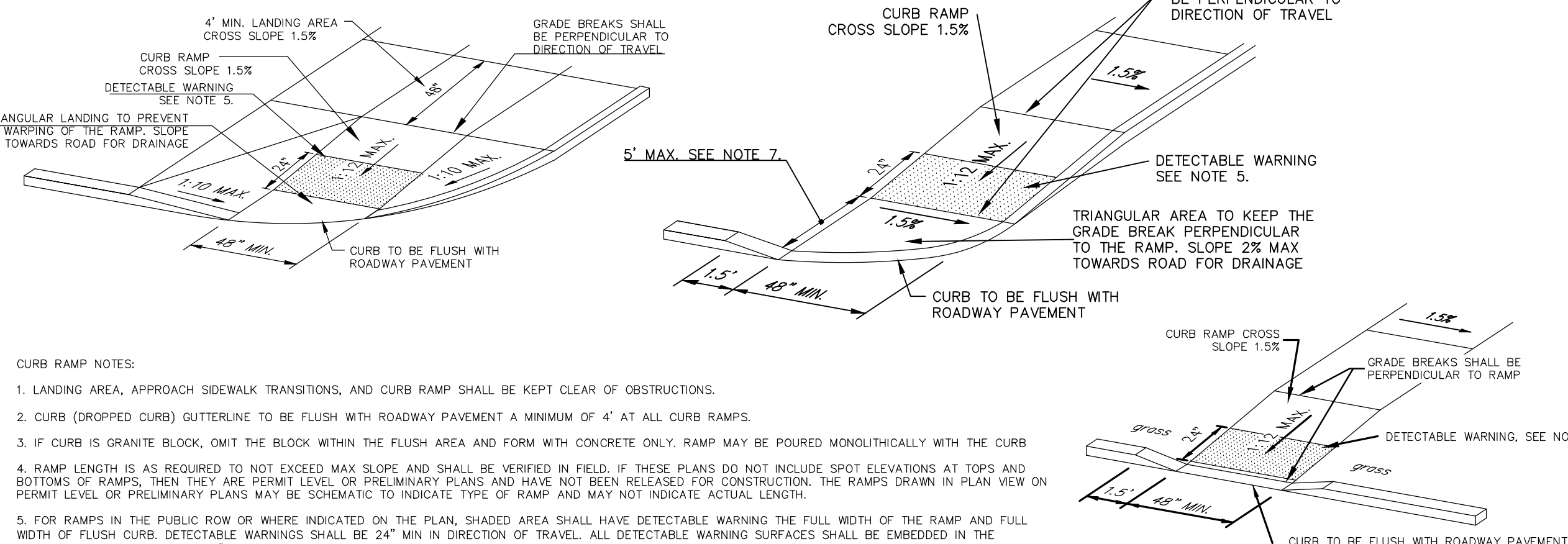
PEDESTRIAN CROSSWALK

NOT TO SCALE



HANDICAD CURB RAMP DETAILS

NOT TO SCALE



CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT ALL CURB RAMPS.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP MAY BE POURED MONOLITHICALLY WITH THE CURB
4. RAMP LENGTH IS AS REQUIRED TO NOT EXCEED MAX SLOPE AND SHALL BE VERIFIED IN FIELD. IF THESE PLANS DO NOT INCLUDE SLOPE ELEVATIONS AT TOPS AND BOTTOMS OF RAMPS, THEN THEY ARE PERMIT LEVEL OR PRELIMINARY PLANS AND HAVE NOT BEEN RELEASED FOR CONSTRUCTION. THE RAMPS DRAWN IN PLAN VIEW ON PERMIT LEVEL OR PRELIMINARY PLANS MAY BE SCHEMATIC TO INDICATE TYPE OF RAMP AND MAY NOT INDICATE ACTUAL LENGTH.
5. FOR RAMPS IN THE PUBLIC ROW OR WHERE INDICATED ON THE PLAN, SHADED AREA SHALL HAVE DETECTABLE WARNING THE FULL WIDTH OF THE RAMP AND FULL WIDTH OF FLUSH CURB. DETECTABLE WARNING SHALL BE 24\"/>

RING®

Product Data Sheet



Bike Rack

- Capacity: 2 bikes
- Bike racks made of 1.5\"/>

Finishes

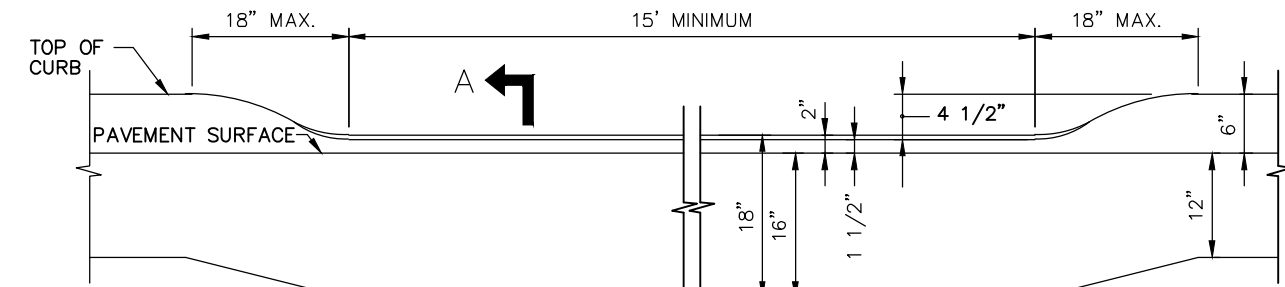
- All metal parts are finished with Landscape Forms' proprietary Pangard IP® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

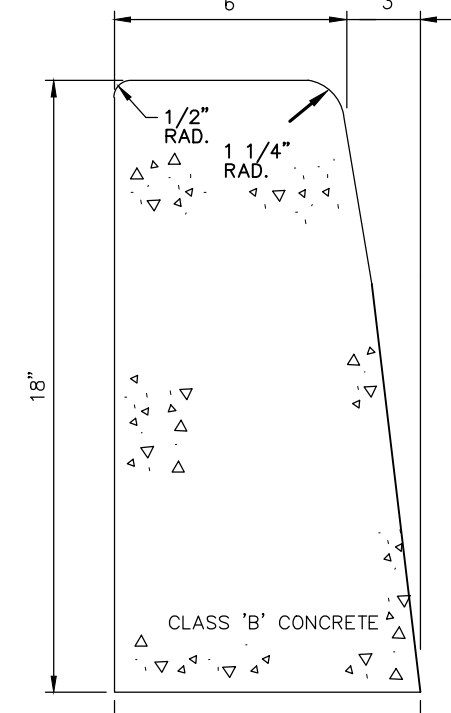
- Select bike rack style. Specify powdercoat color or stainless steel.

Designed by Brian Kane, IDSA
All Landscape Forms bike racks meet guidelines established by the Association of Pedestrian and Bicycle Professionals.

landscape forms



SECTION A-A

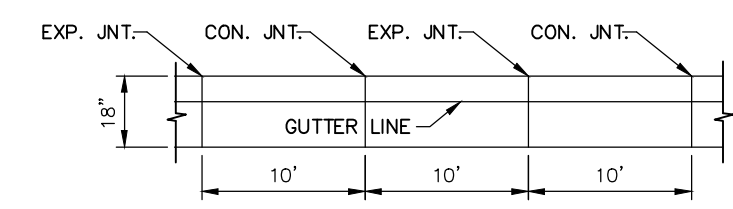


CURB SECTION DETAIL

NOT TO SCALE

FULL DEPTH DEPRESSED CURB AT DRIVEWAYS

NOT TO SCALE

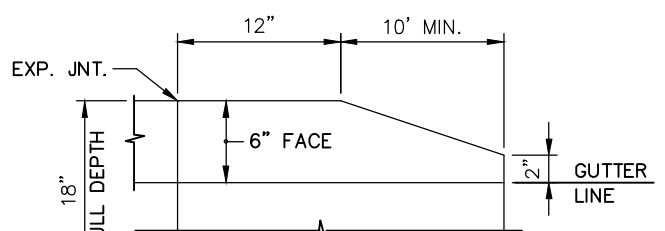


CURB JOINT DETAIL

NOT TO SCALE

NOTES:

1. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS IMPREGNATED FIBER JOINT FILLER, RECESSED 1/4\"/>



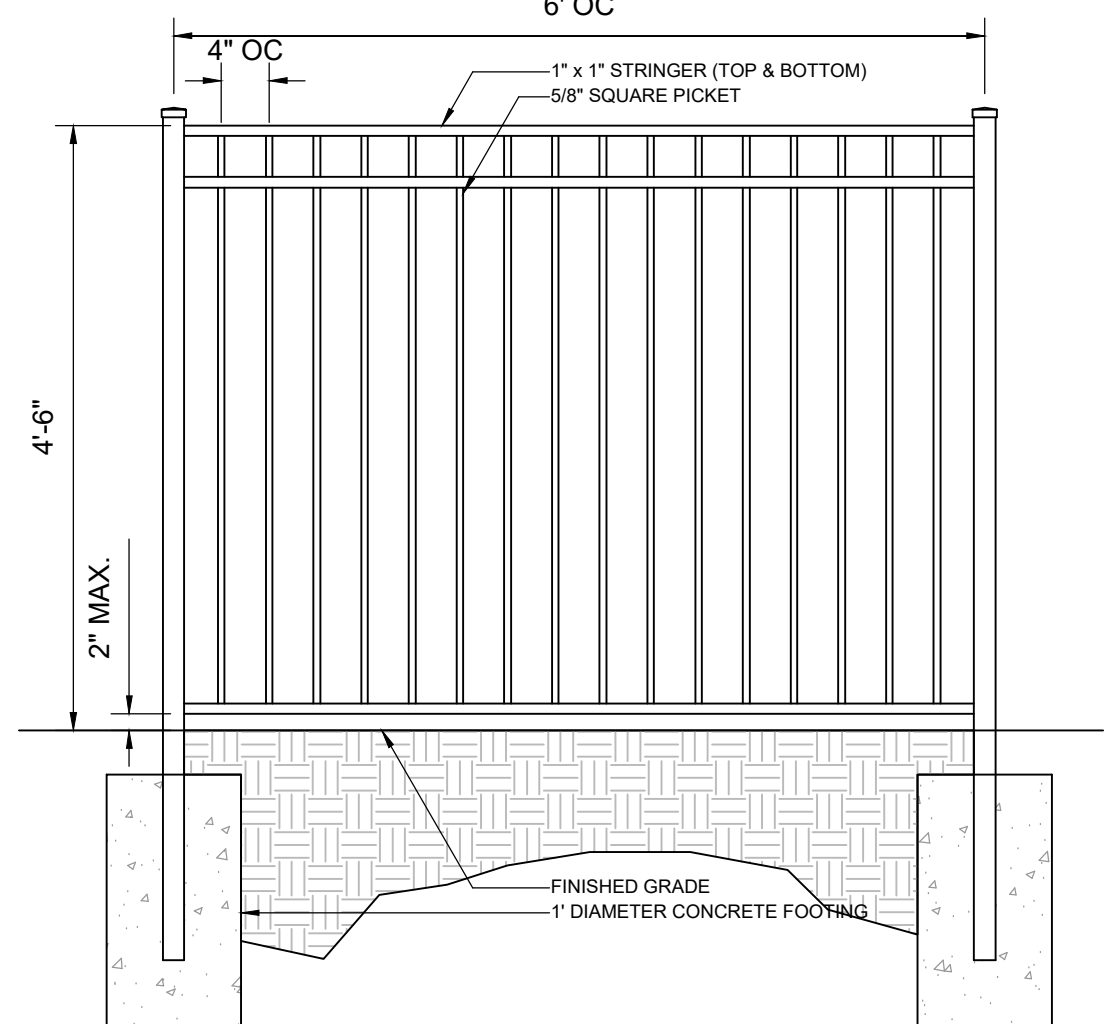
CURBING END SECTION

NOT TO SCALE

PROPOSED 9\"/>

NOT TO SCALE

FINAL FOR SANITARY SEWER & WATER MAIN DESIGN

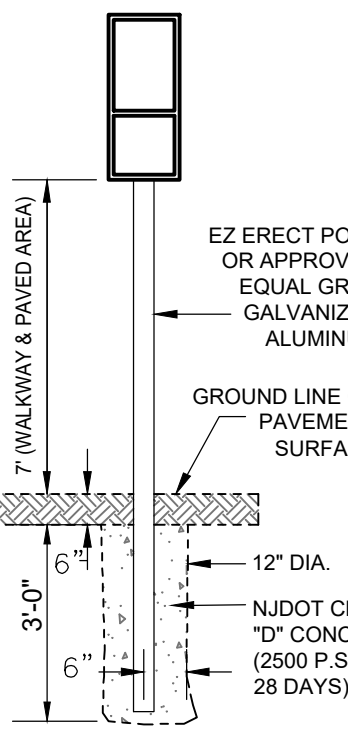


PROPOSED PICKET FENCE DETAIL

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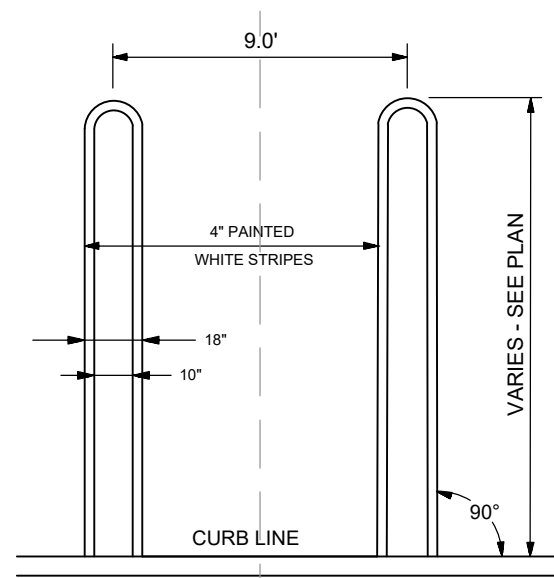
GENERAL NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS."
2. TWO PIECE STEEL POST SHALL BE EMBEDDED 3'-8\"/>



SIGN POST DETAIL

NOT TO SCALE



HAIRPIN STRIPING DETAIL

NOT TO SCALE

REVISIONS

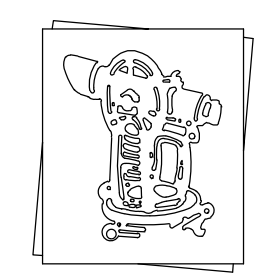
NO.	DESCRIPTION	DATE
1	Revised per TCC Meeting	07-20-21

CONSTRUCTION DETAILS

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 240427985400

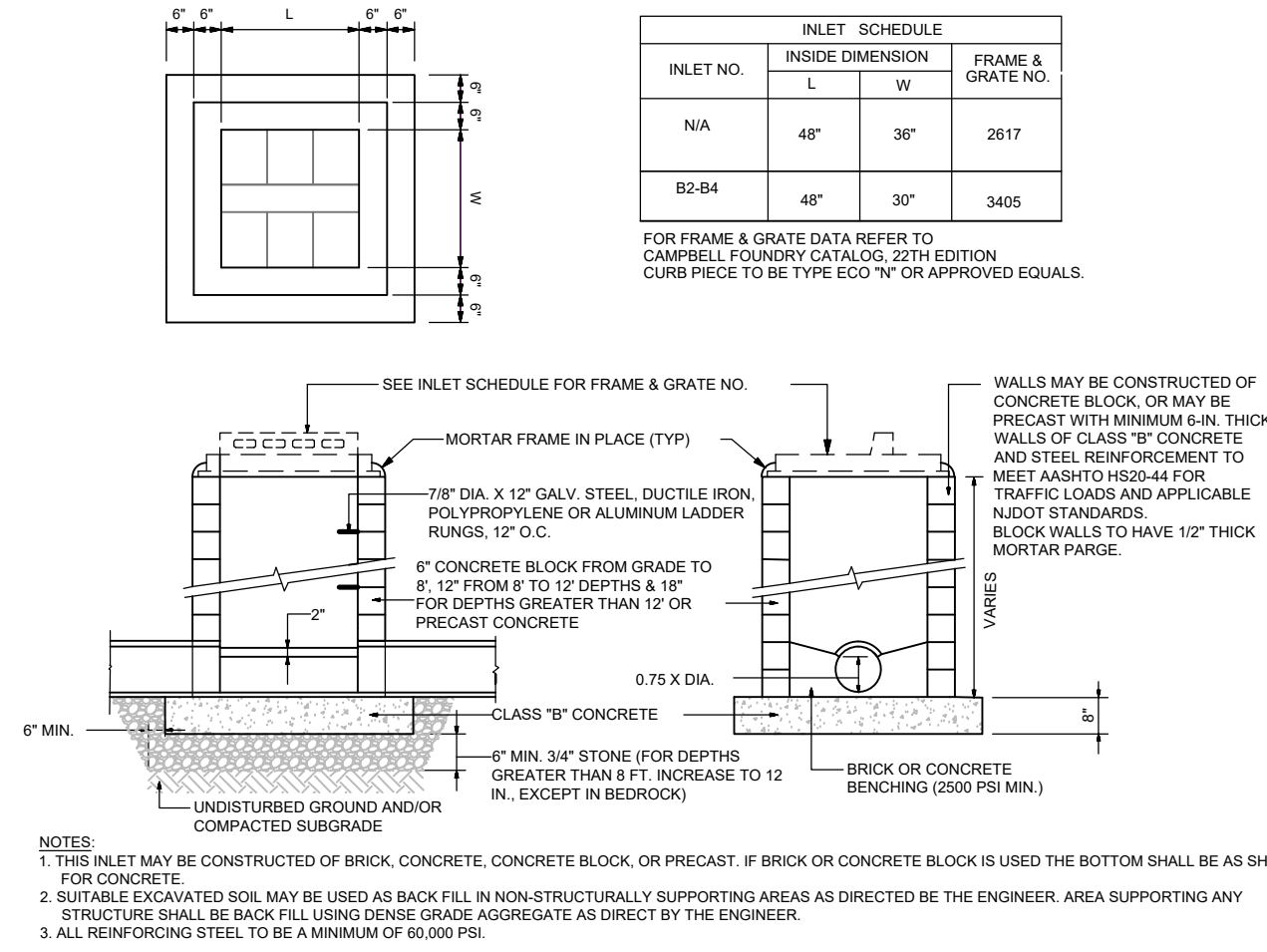
LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

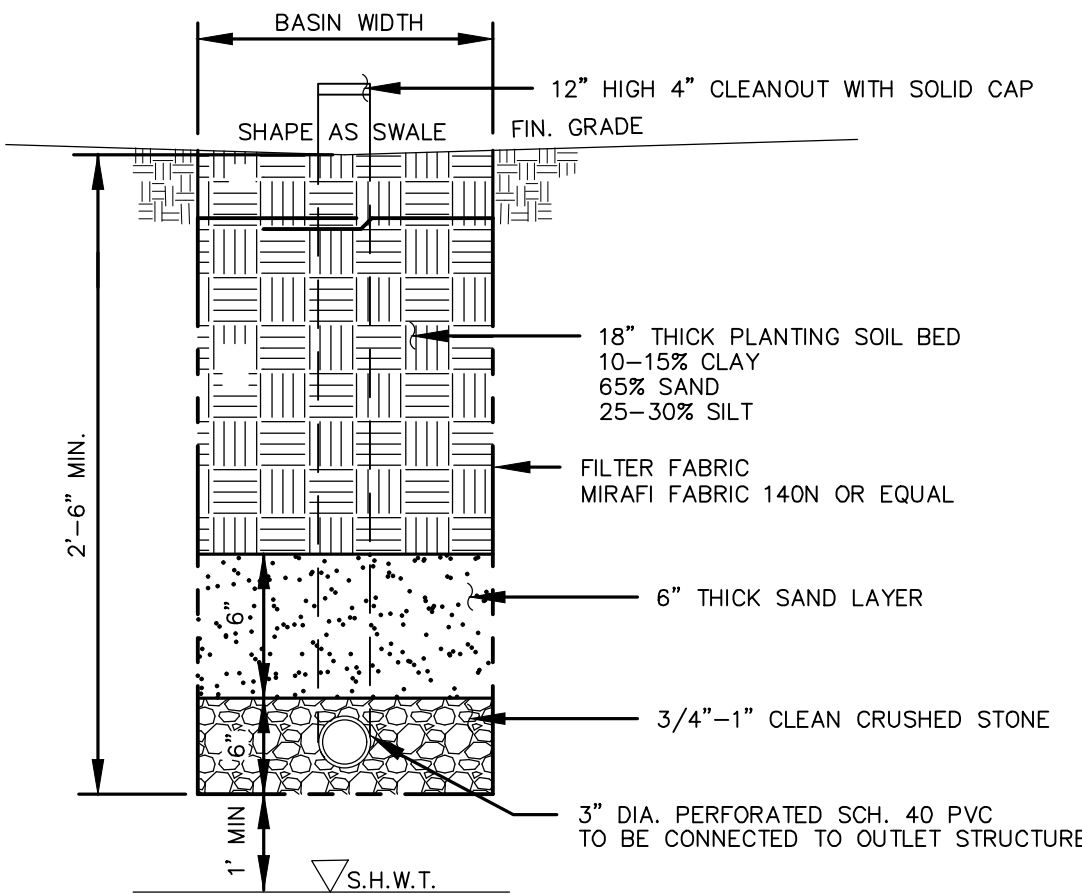
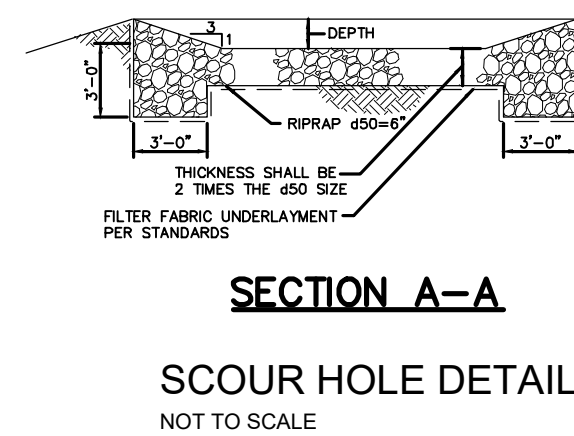
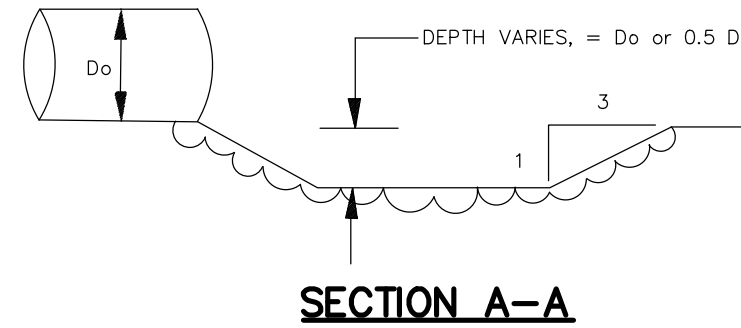
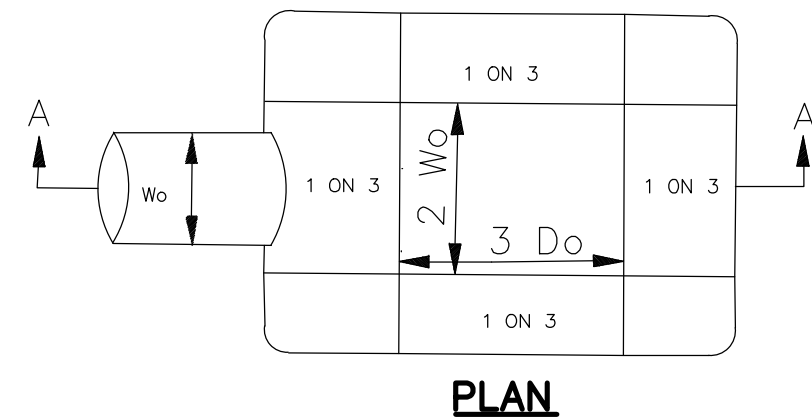
MICHAEL T. LANZAFAMA

Michael Lanzafama
New Jersey Professional Engineer/Land Surveyor No.30084
New Jersey Professional Engineer No.303503

REFERENCE	CHK. BY	AP.
N/A	MTL	AP
MAP NO.	FIELD BOOK	DWG. NO.
N/A	N/A	12
1180111	SCALE	

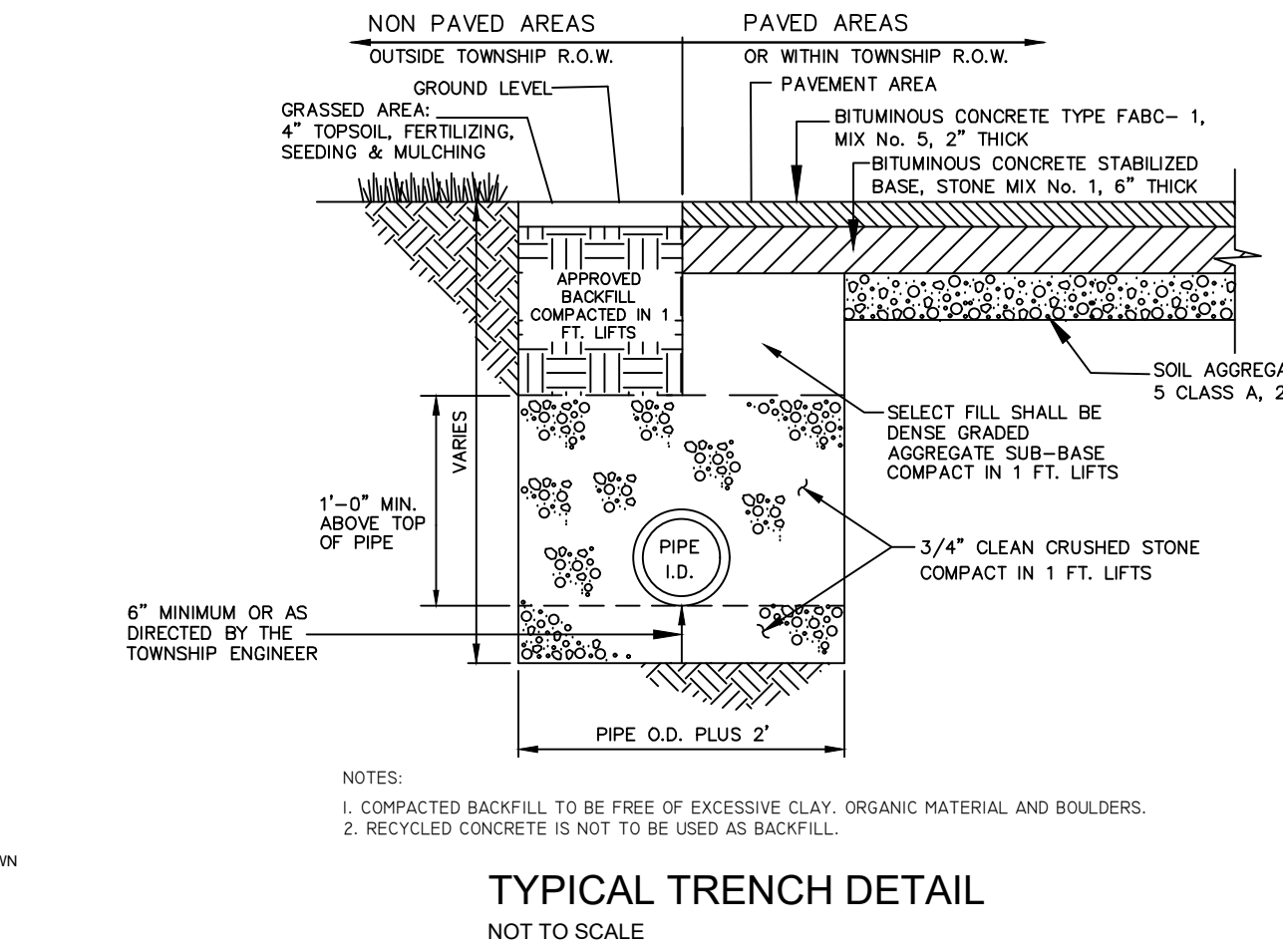


INLET
NOT TO SCALE

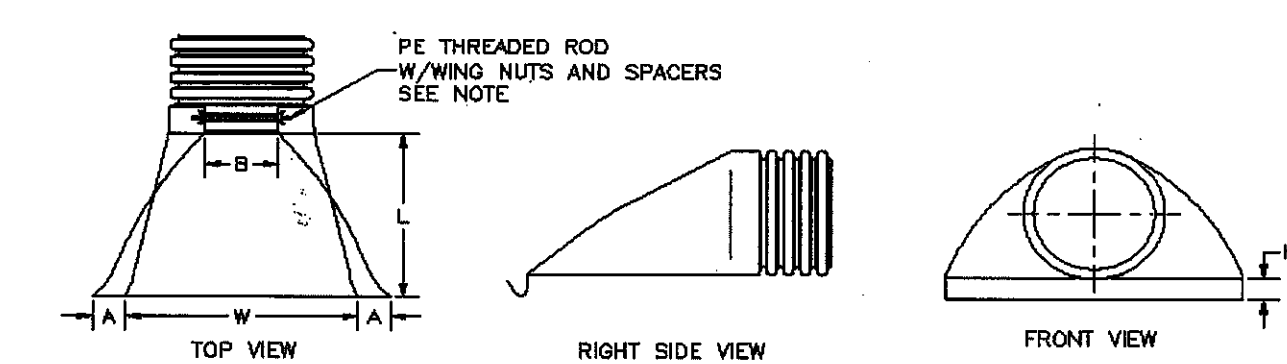


- NOTES:
- MINIMUM UNDERDRAIN SLOPE = 0.2%
 - CLEANOUTS TO BE NON PERFORATED.
 - BOTTOM OF BASIN TO BE 1' ABOVE SEASONAL HIGH WATER TABLE

DETENTION BASIN BERM SECTION DETAIL
NOT TO SCALE

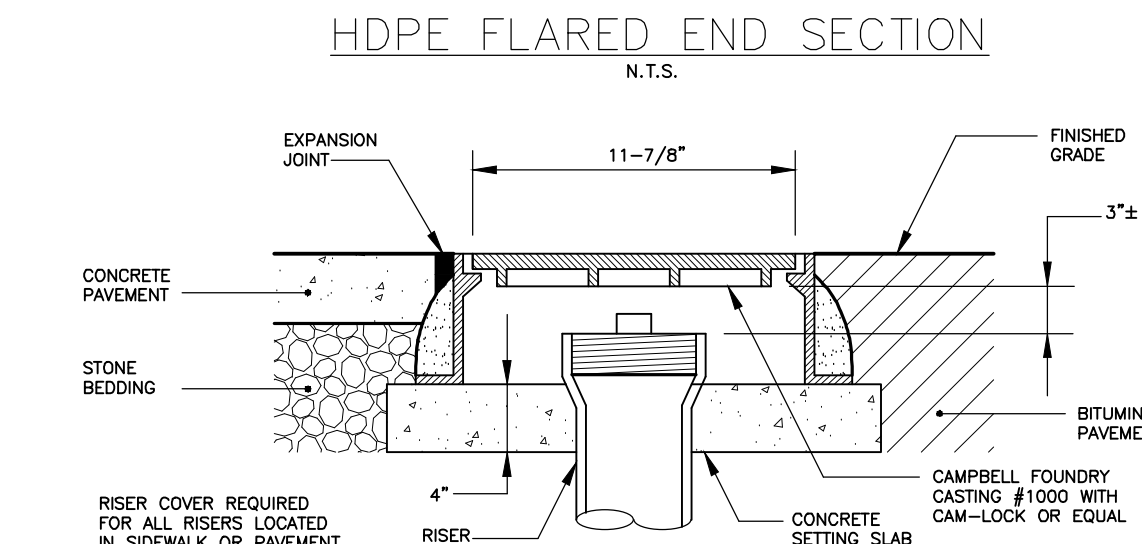


- NOTES:
- COMPACTED BACKFILL TO BE FREE OF EXCESSIVE CLAY, ORGANIC MATERIAL AND BOULDERS.
 - RECYCLED CONCRETE IS NOT TO BE USED AS BACKFILL.



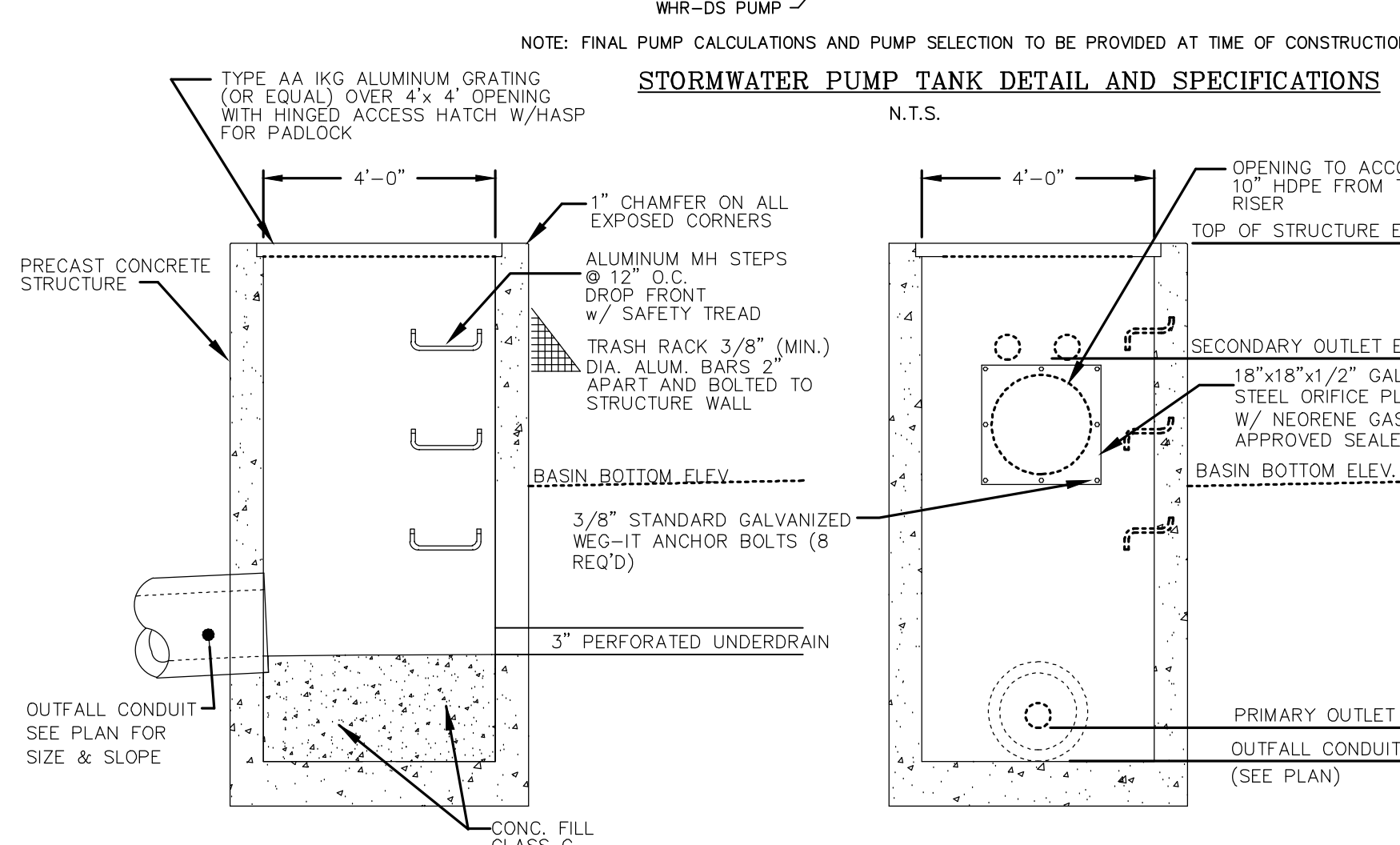
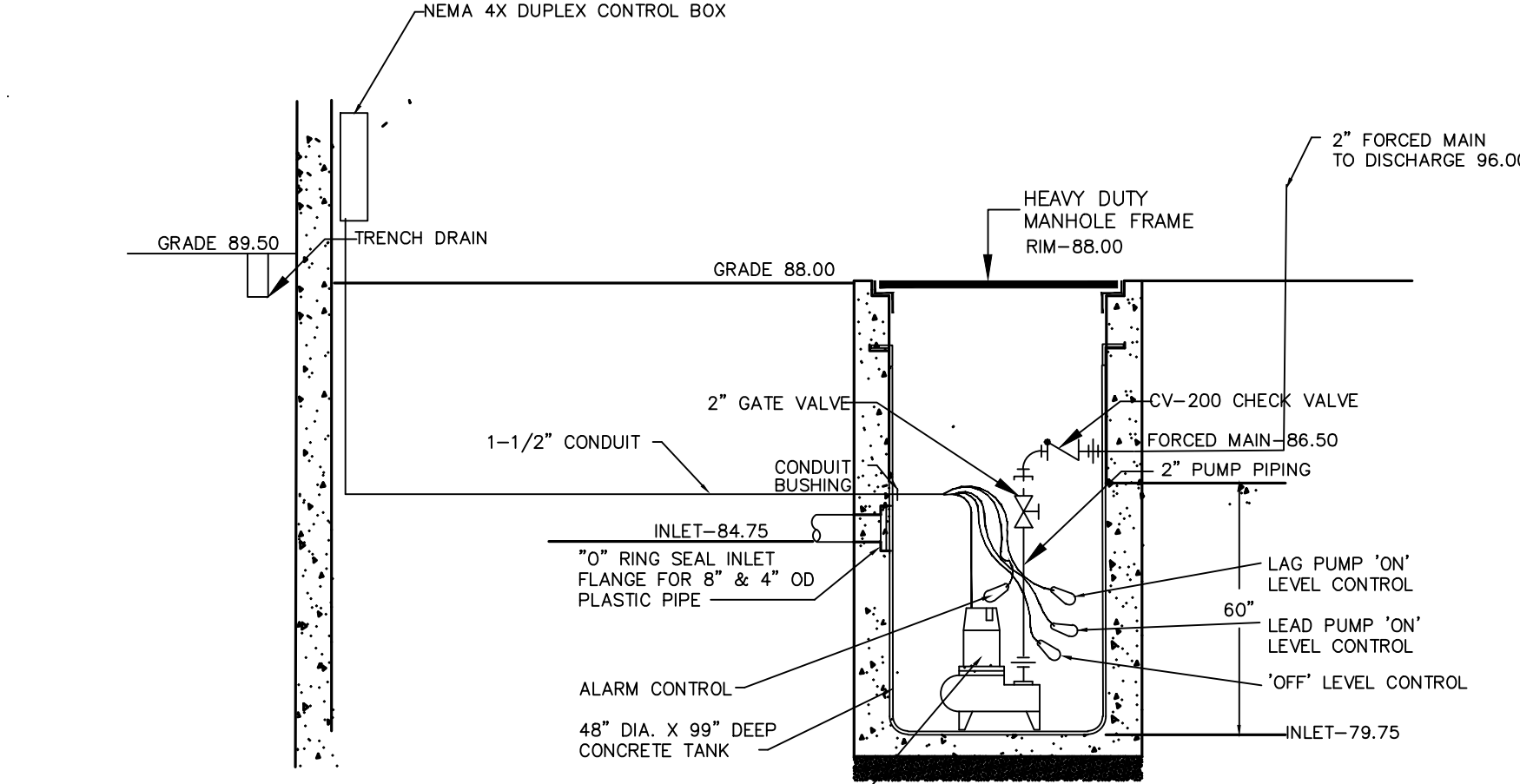
PART #	PIPE SIZE	A	B(MAX)	H	L	W
1210NP	12 in (305 mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	26.0 in (660 mm)	26.0 in (660 mm)
1510NP	15 in (375 mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	26.0 in (660 mm)	26.0 in (660 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	15.0 in (381 mm)	6.5 in (165 mm)	32.0 in (813 mm)	38.0 in (965 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	21.0 in (530 mm)	6.5 in (165 mm)	42.0 in (1067 mm)	51.0 in (1295 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	6.5 in (165 mm)	48.0 in (1219 mm)	60.0 in (1524 mm)

AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS
OR APPROVED EQUAL



BASIN COMPACTION NOTES

- Immediately prior to seeding, the surface should be scarified 6" to 12" inches where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
- Inspect site just before seeding. If traffic has left the soil compacted, the area must be retied and firmed in accordance with above.
- Immediately prior to topsoiling, the surface should be scarified 6" to 12" inches where there has been soil compaction. This will help insure a good bond between the topsoil and subsoil.
- Soil compaction resulting from land grading activities can impact the infiltration rate of the soil. Restoration of compacted soils through deep tillage (6" to 12") and the addition of organic matter may be required in planned pervious areas to enhance the infiltration rate of the disturbed soil. This practice is permissible only where there is no danger to underground utilities (cable, irrigation systems, etc.).
- To prevent compaction of the subsoil which will reduce its infiltration capacity, basins should be excavated with light earth moving equipment, preferably with tracks or over-sized tires rather than the normal rubber tires. Once the final construction phase is reached, the floor of the basin shall be deeply tilled with a rotary tiller or disc harrow and smoothed over with a leveling drag or equivalent grading equipment.

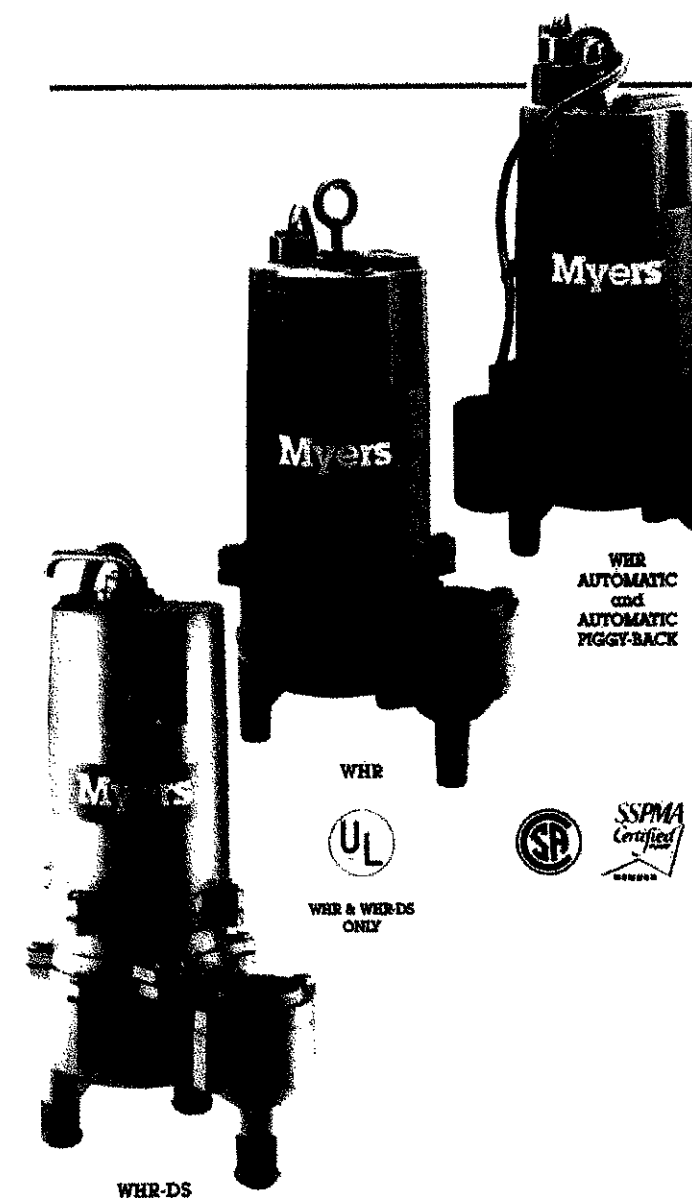


OUTLET CONTROL STRUCTURE	PRIMARY OUTLET	ELEV. #1 INVERT	SECONDARY OUTLET	ELEV. #2 INVERT	ELEV. #3 TOP OF STRUCTURE
#1 (BASIN 1)	ORIFICE, 3" DIA.	96.0	(2) 6" ORIFICES	99.25	100.75
#2 (BASIN 2)	ORIFICE, 3" DIA.	92.2	(2) 4" ORIFICES	96.25	98.35

OUTLET STRUCTURE DETAIL
NOT TO SCALE

WHR and WHR-DS

2" Solids Handling Sewage Pumps,
Single and Double Seal



ADVANTAGES BY DESIGN

- DURABLE MOTOR**
 - Oil-filled for cooler operation and constant bearing lubrication.
 - Single phase PSC motors have no starting switch to fail.
 - Recessed impeller reduces radial bearing loads, increases bearing life.
- NON-CLOG OPERATION**
 - Recessed vortex impeller passes 2" solids.
 - Impeller operates completely out of volute passage.
 - Passes stringy trash and other solids which conventional semi-open impellers can't.
- AVAILABLE WITH AUTOMATIC PIGGY-BACK SWITCH FOR MAINTENANCE-FREE OPERATION.**
 - Piggy-backed mechanical float switch allows pump to operate automatically or can be unplugged for manual operation.

PRODUCT CAPABILITIES

Capacities to	175 gpm	562 imp.
Heads to	33 ft	10.1 m
Solids Handling Capacity (solids)	2 in.	50.8 mm
Liquids Handling	raw, domestic and light commercial sewage	
Intermittent Liquid Temp.	up to 140°F (1 up to 60°C)	
Motor	1/2, 3/4, and 1 HP 1750 rpm	
Electrical	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	
Acceptable pH Range	9 - 11	
Specific Gravity	1.1	
Discharge, WFT (Optional)	2 in.	50.8 mm
Minimum Sump Diameter	24 in.	609.6 mm
Simplex	30 in.	762.0 mm
Duplex	30 in.	762.0 mm
ETL Listing	Class 1, Div. 2 Group D Class 2, Div. 2 Group F, G Class 3, Div. 1, 2	

Construction Materials	
Motor Housing	cast iron
Volute Case	cast iron
Impeller	cast iron, vortex
Power Cord	Single Seal 14/3, 20 ft. 10 14/4, 20 ft. 10 14/4, 20 ft. 10 14/4, 20 ft. 10
Mechanical Seal (Optional)	single, type 31; carbon and ceramic double tandem, carbon and ceramic
Pump Shaft and Motor Shaft	416 SST

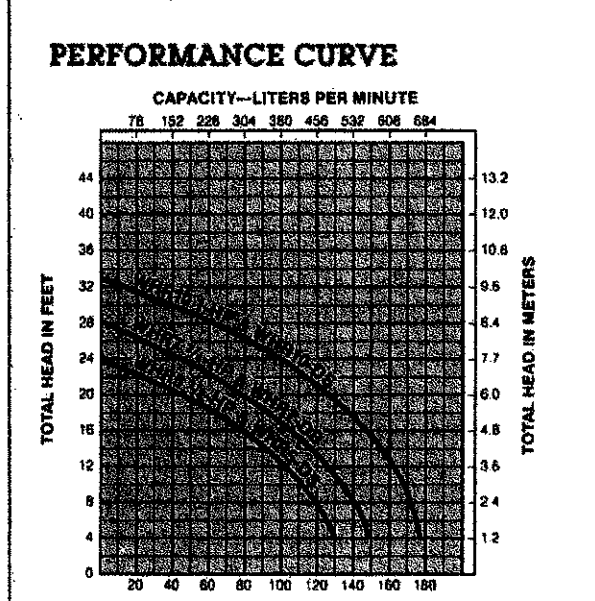
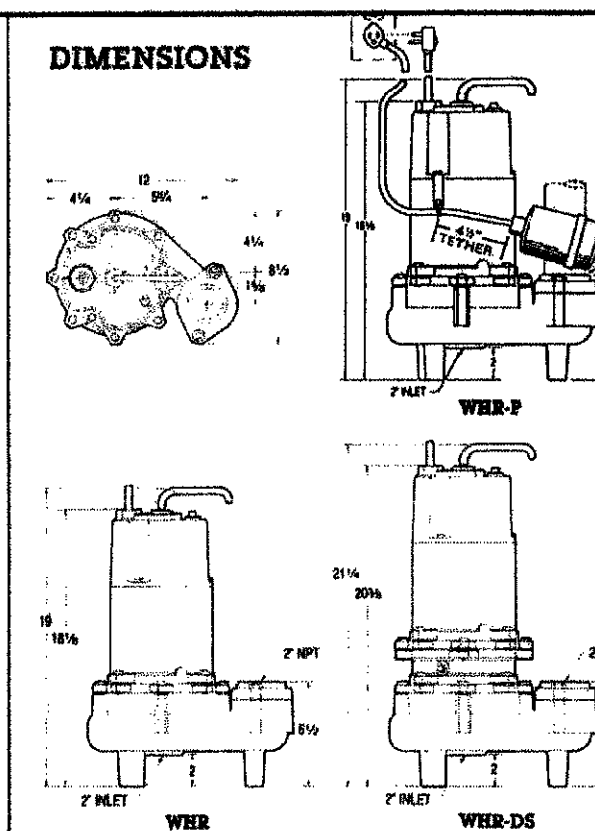
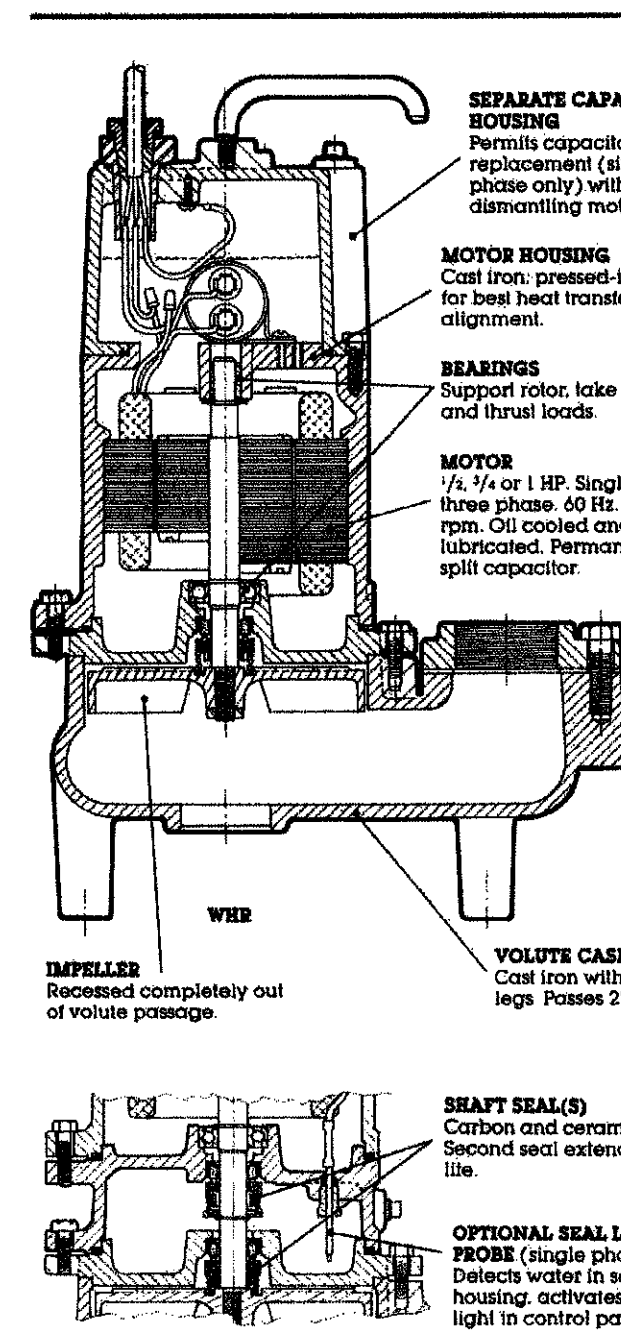
WHERE INNOVATION MEETS TRADITION

Myers
Pestair Pump Group

ISO 9001 Registered Quality System

WHR and WHR-DS

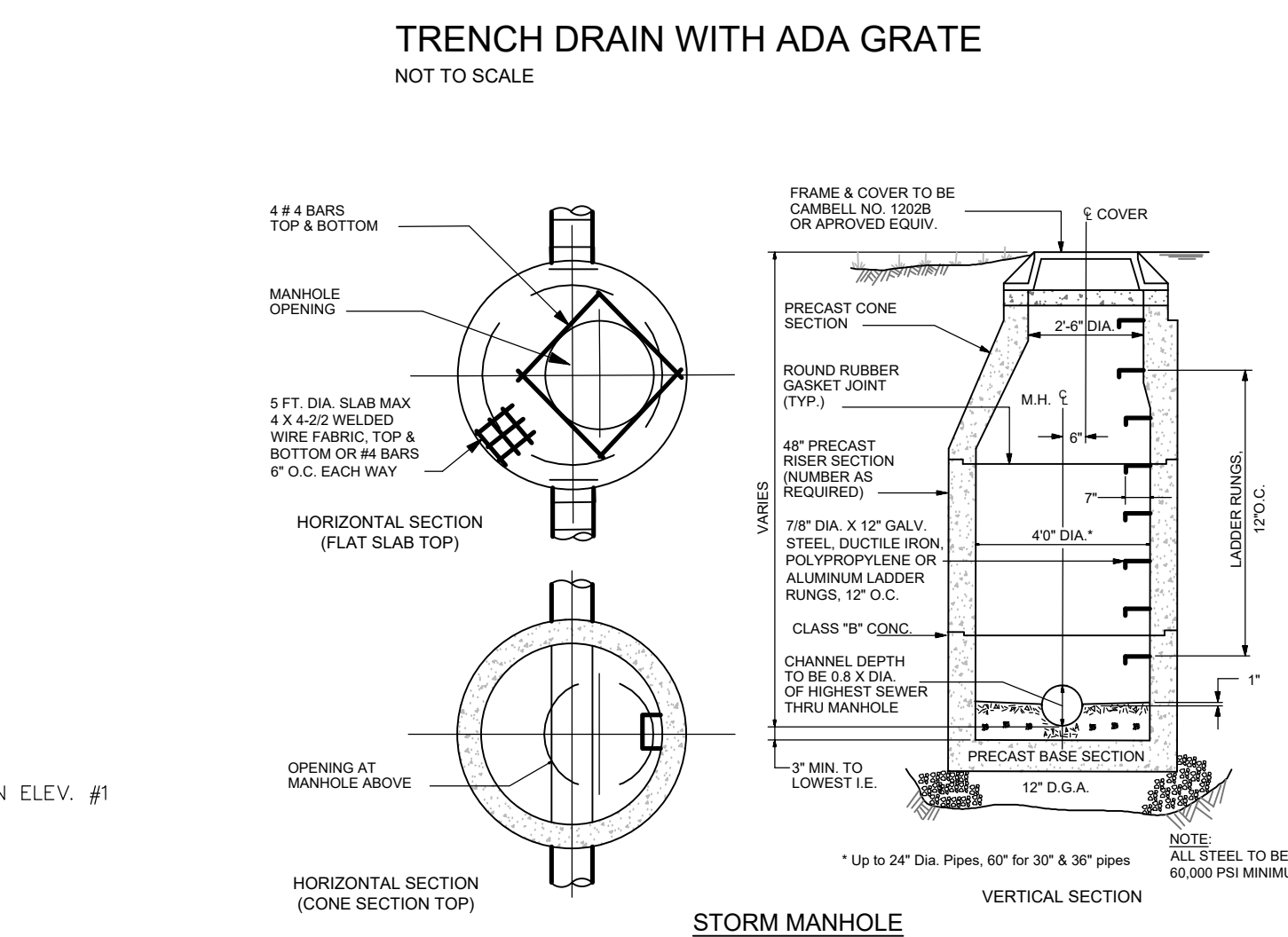
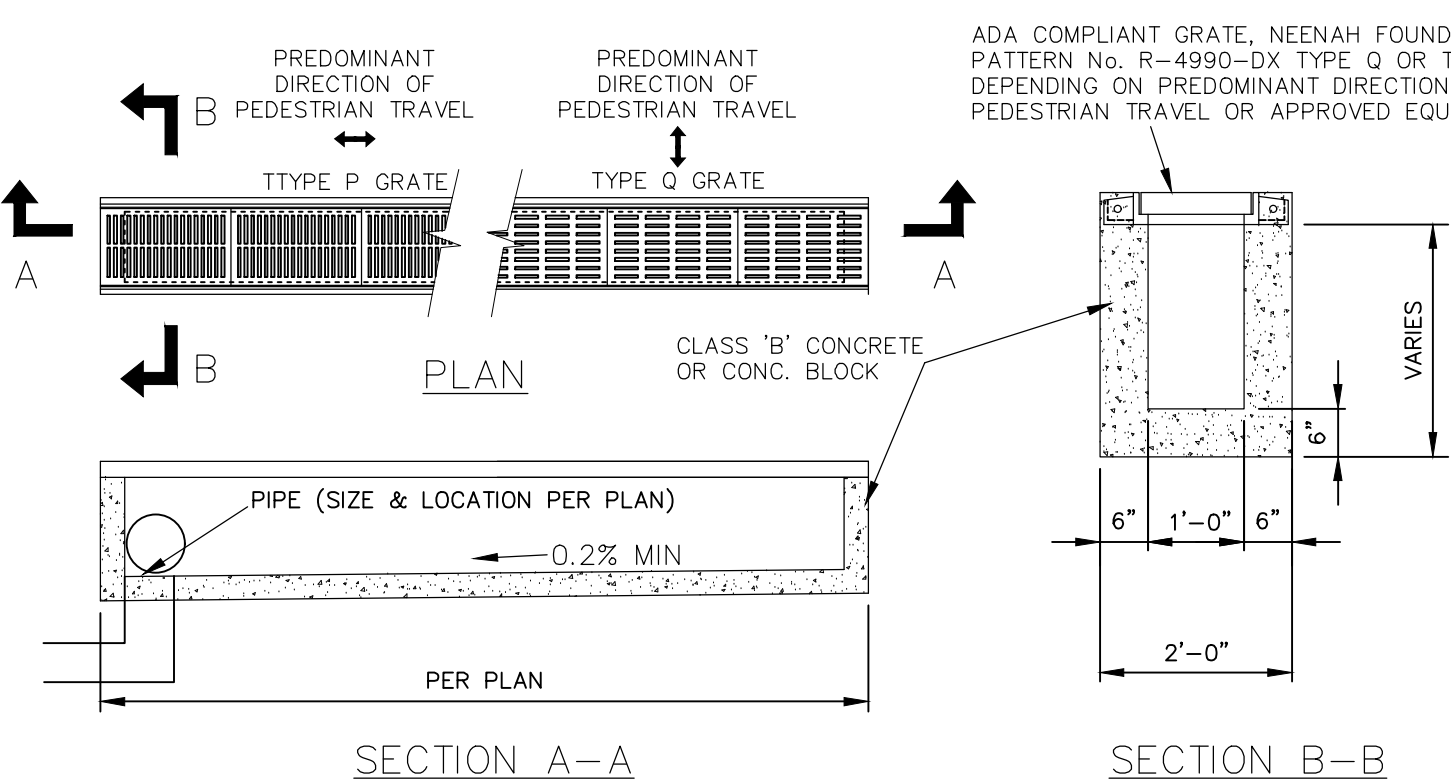
2" Solids Handling Sewage Pumps,
Single and Double Seal



Myers
Pestair Pump Group

K3242 301
Printed in U.S.A.

F.E. Myers, 1101 Myers Parkway, Ashland, Ohio 44805-1909
419/289-1144, FAX: 419/289-6558, www.lanmyers.com
Myers (Canada), 289 Trillium Drive, Kitchener, Ontario N2G 4W5
519/748-5470, FAX: 519/748-2955



CONSTRUCTION
DETAILS

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

CASEY &
INCORPORATED

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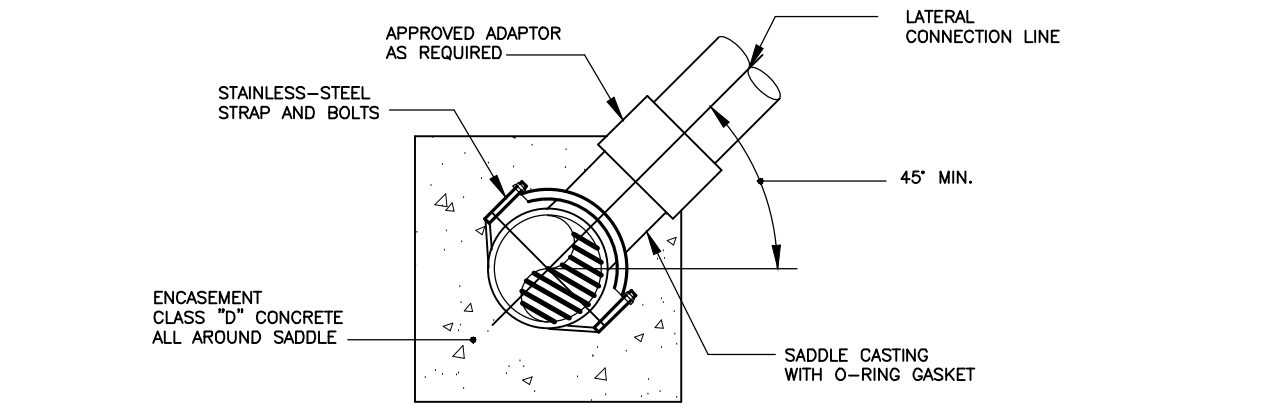
MICHAEL T. LANZAFAMA

DATE 05-15-2021
New Jersey Professional Engineer No. 30384
New Jersey Professional Land Surveyor No. 23503

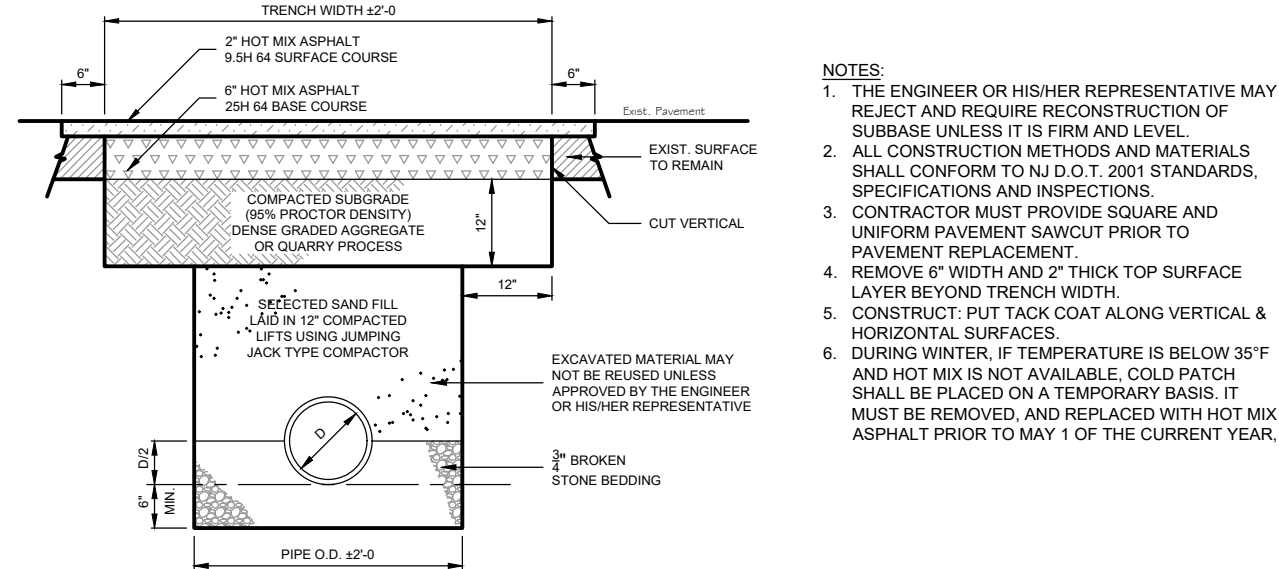
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	Revised per TCC Meeting	07-20-21	

13

3/20/2011 10:01:11 AUTOCAD 3/11-12-16-BE-TLS-SMG 07/28/21 10:25:21 AM, NANTUX, LAYOUT 14-DETAILS-UTILITIES



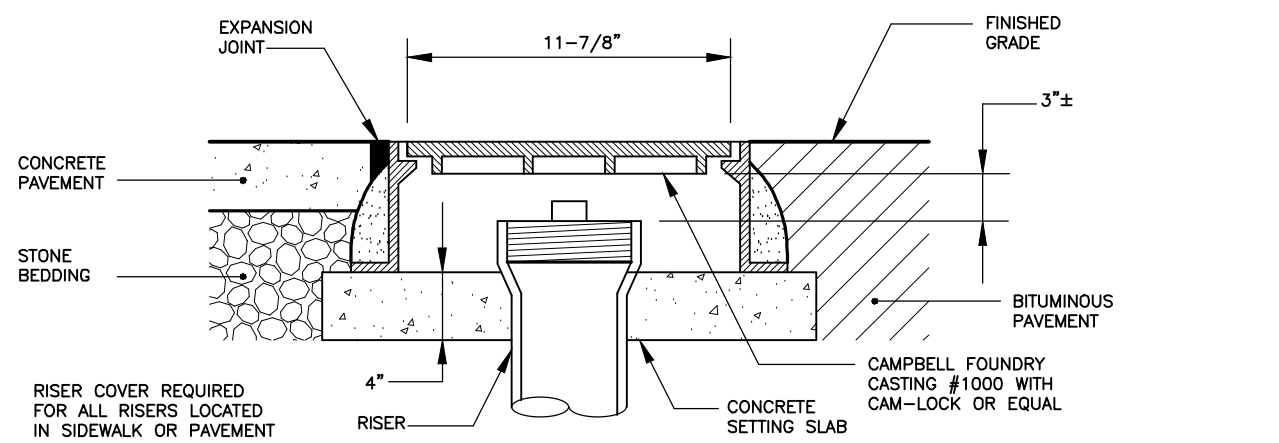
LATERAL DETAIL CONNECTION BY SADDLE TAP TO PIPE DETAIL
NOT TO SCALE



- NOTES:
1. THE ENGINEER OR HIS/HER REPRESENTATIVE MAY REJECT AND REQUIRE RECONSTRUCTION OF SURFACE UNLESS IT IS FIRM AND LEVEL.
 2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJ D.O.T. 2001 STANDARDS, SPECIFICATIONS AND INSPECTIONS.
 3. CONTRACTOR MUST PROVIDE SQUARE AND UNIFORM PAVEMENT SAWCUT PRIOR TO PAVEMENT REPLACEMENT.
 4. REMOVE 6" WIDTH AND 2" THICK TOP SURFACE LAYER BEYOND TRENCH WIDTH.
 5. DURING WATER, IF TEMPERATURE IS BELOW 39°F AND HOT MIX IS NOT AVAILABLE, COLD PATCH SHALL BE PLACED ON A TEMPORARY BASIS. IT MUST BE REMOVED, AND REPLACED WITH HOT MIX ASPHALT PRIOR TO MAY 1 OF THE CURRENT YEAR.

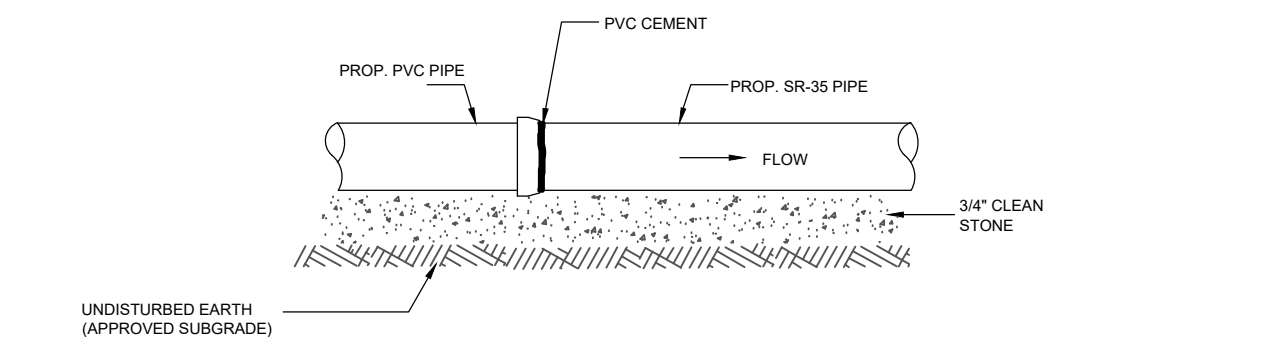
TYPICAL SEWER SERVICE WITH RISER DETAIL
NOT TO SCALE

PIPE INSTALLATION & PAVEMENT RESTORATION
NOT TO SCALE

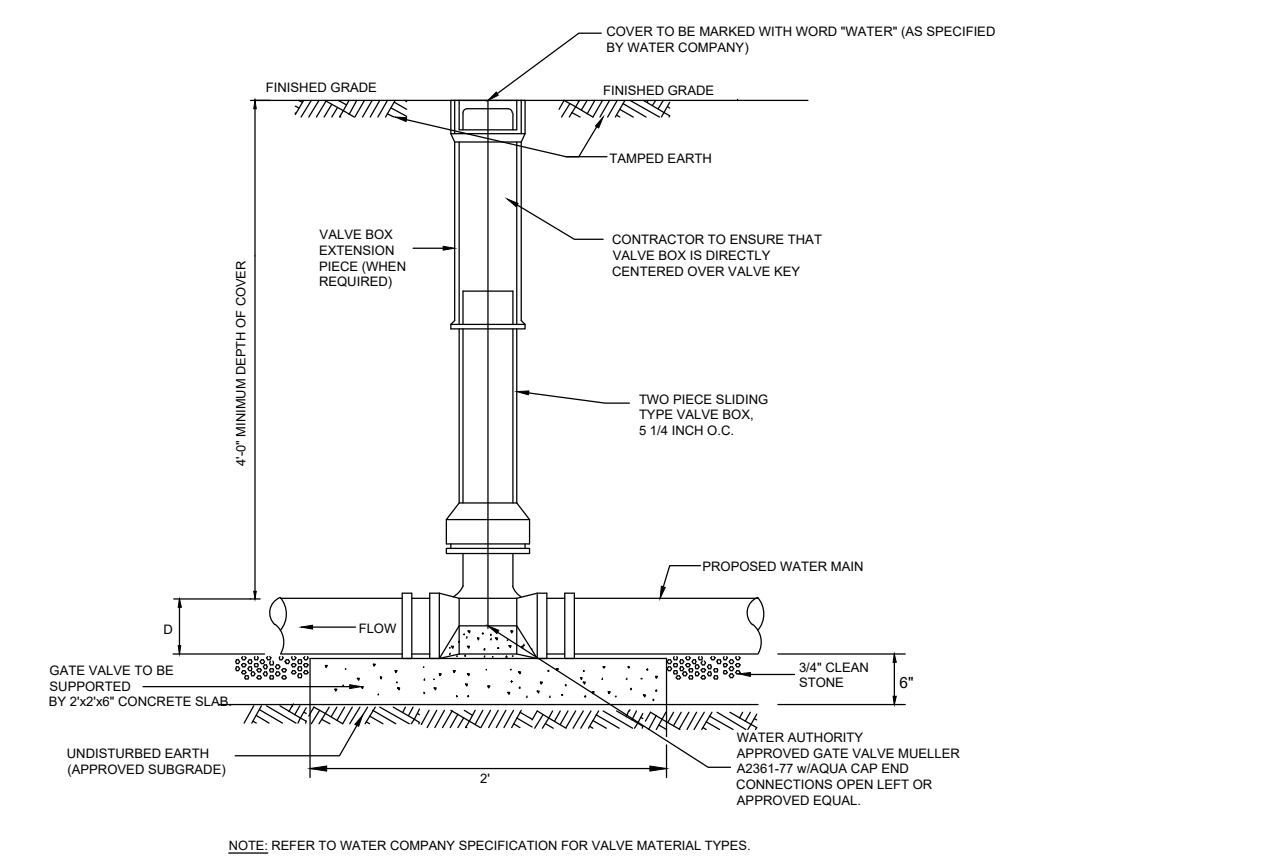


PIPE TAPPING
NOT TO SCALE

CLEANOUT RISER COVER DETAIL
NOT TO SCALE

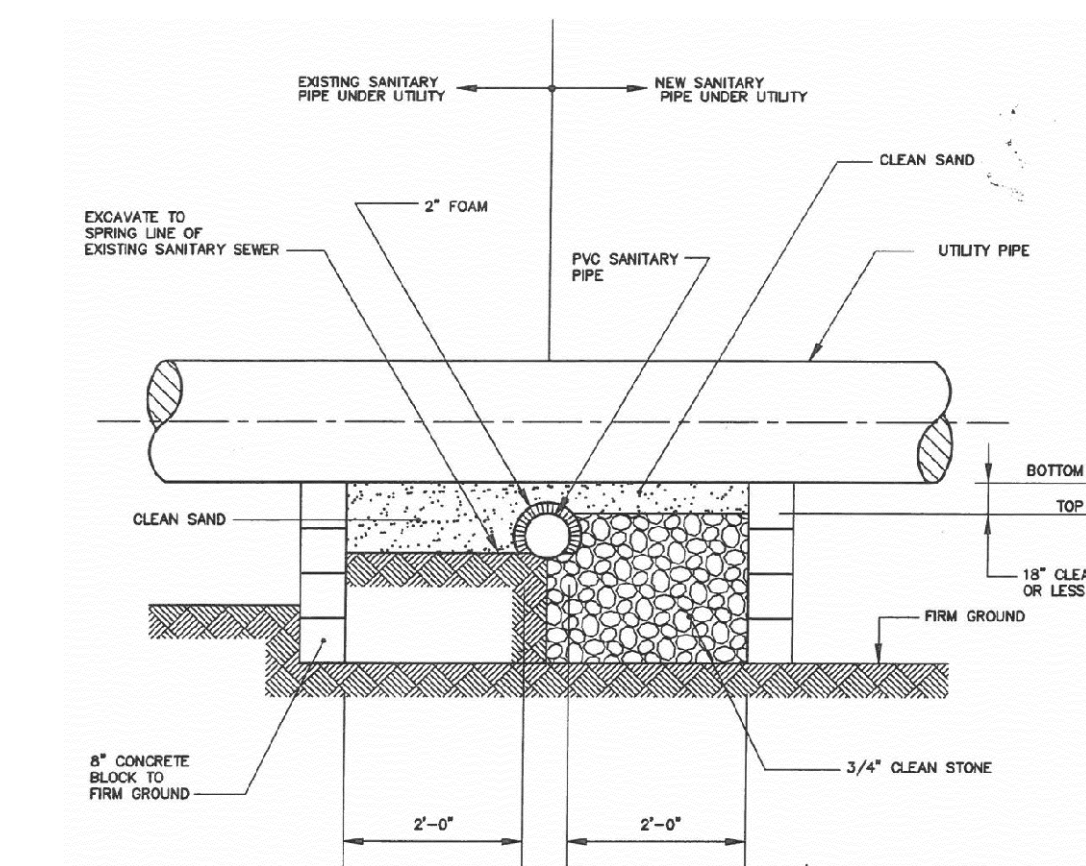


PVC TO SDR-35 PIPE JOINING DETAIL
NOT TO SCALE



TYPICAL GATE VALVE & BOX
NOT TO SCALE

STANDARD MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE



SANITARY SEWER - UTILITY CROSSING DETAIL
NOT TO SCALE

Protector® QS Series

PROTECTOR® QS SERIES

Standby Generators

Liquid-Cooled Gaseous Engine

INCLUDES:

- Two-Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- True Power™ Electrical Technology
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- ±1% Voltage Regulation
- Natural Gas or LP Operation
- 5 Year Limited Warranty
- UL 2200 Listed
- SwR® listed (NFPA37, clause 4.1.4.1.2) Generator can be installed a minimum 18 in distance from combustible wall*

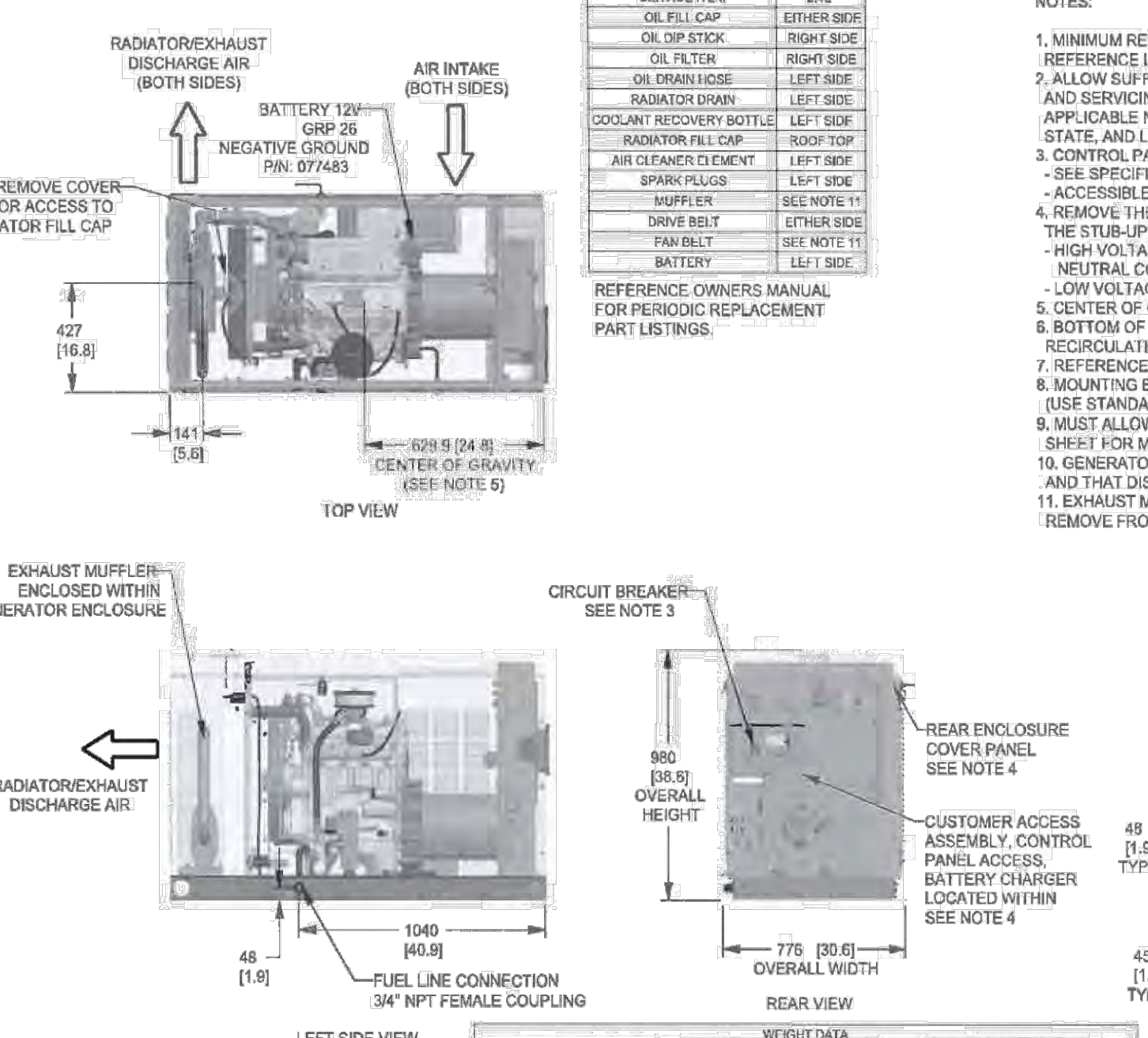
Standby Power Rating

Model RG022 (Aluminum - Bisque) - 22 kW 60 Hz
Model RG027 (Aluminum - Bisque) - 27 kW 60 Hz
Model RG032 (Aluminum - Bisque) - 32 kW 60 Hz
Model RG038 (Aluminum - Bisque) - 38 kW 60 Hz

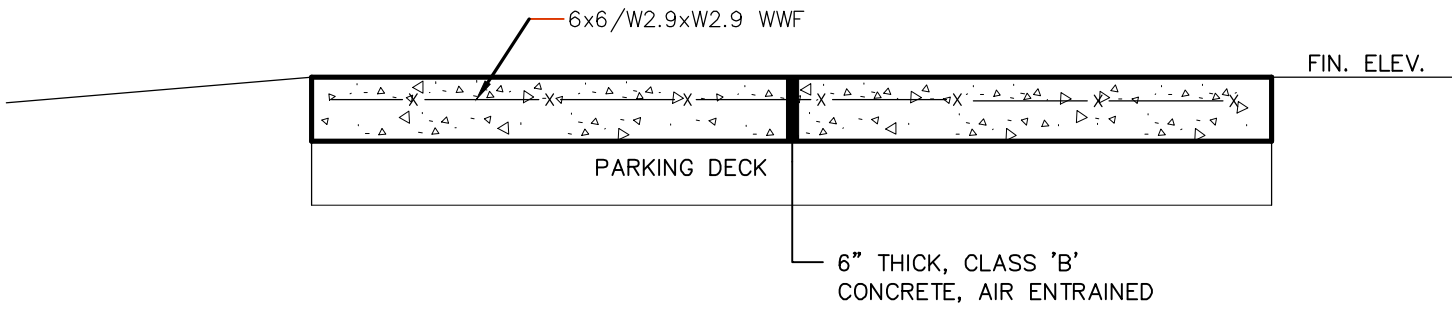
Meets EPA Emission Regulations
22 & 27 kW are CAIWA emissions compliant
32 & 38 kW not for sale in CA / MA

QUIET-TEST

- FEATURES
- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC's success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EASA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
 - **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **MOBILE LINK® CONNECTIVITY:** FREE with all Protector Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
 - **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
 - **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
 - **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.



GENERATOR AND TRANSFORMER PAD DETAIL
N.T.S.



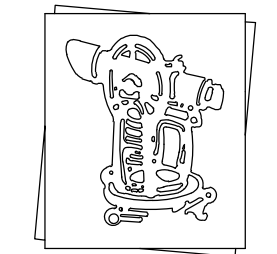
FINAL FOR SANITARY SEWER & WATER MAIN DESIGN

CONSTRUCTION DETAILS

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

CASEY &



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258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax: 973-379-7993

MICHAEL T. LANZAFAMA

Michael Lanzafama
DATE 05-10-2021
New Jersey Professional Engineer No. 30084
New Jersey Professional Land Surveyor No. 33503

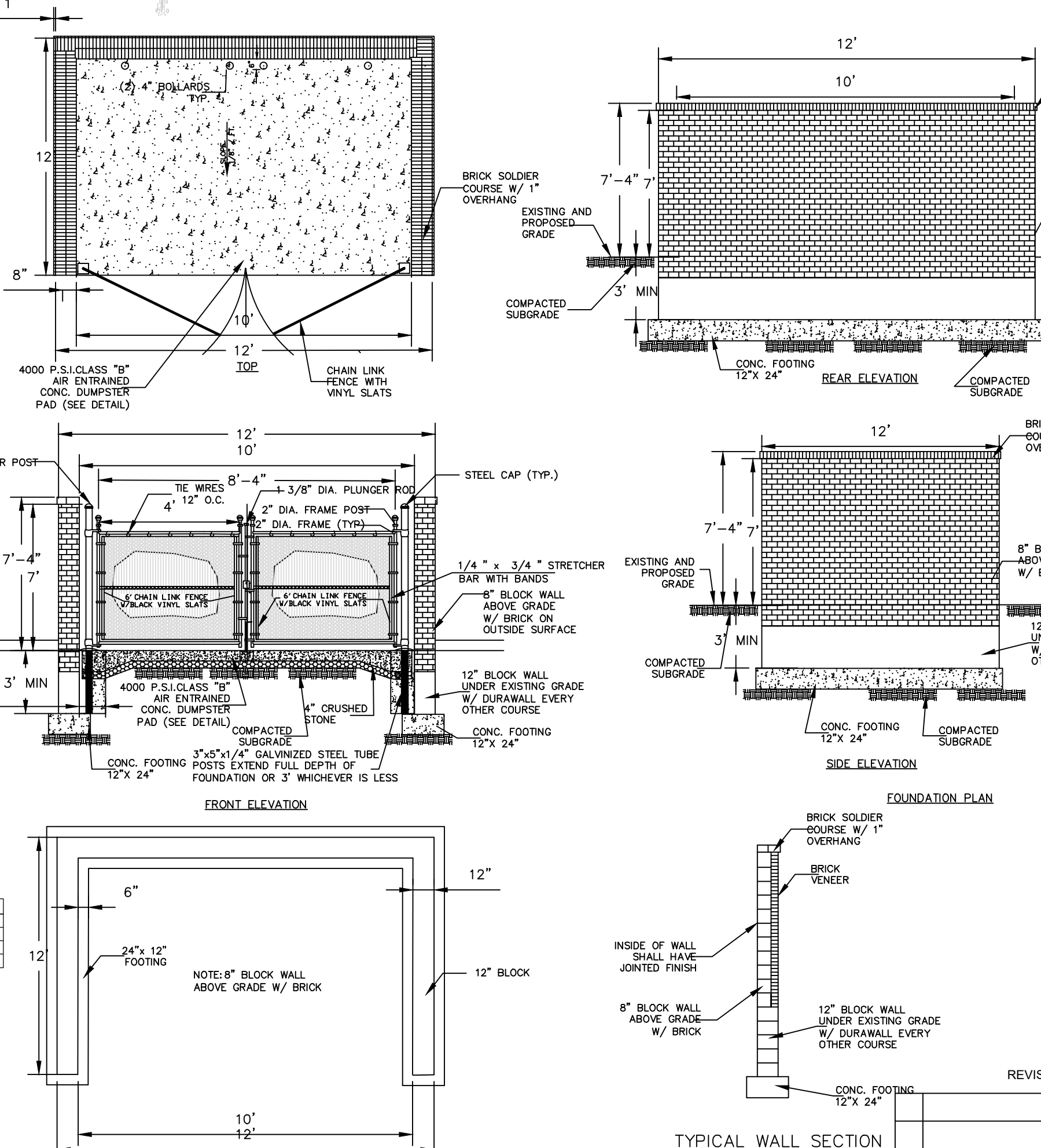
NA	MTL	AP
REFERENCE	CHK. BY	DRAWN BY
NA	NA	DWG. NO.
MAP NO.	FIELD BOOK	14
1160111	AS NOTED	
JOB NO.	SCALE	

REVISIONS

NO.	DESCRIPTION	DATE
1	Revised per TCC Meeting	07-20-21

GENERAL NOTES:
1. CONCRETE BLOCK TO BE FILLED SOLID.

TRASH ENCLOSURE DETAIL



TYPICAL WALL SECTION

