

PRELIMINARY & FINAL SITE PLAN

FOR



PROPERTY OWNERS LIST

WITHIN 200' RADIUS

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
1005	2	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079	1908	9	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079
1005	3	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079	1908	10	BOOKSTORE S.O. LLC CHERIEA SOUTH ORANGE, NJ 07079
1005	4	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079	1908	11	15 VILLAGE PLAZA ASSOC. LLC PO BOX 1235 MIDDLETOWN, NJ 07940
1006	3	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079	1908	12	19 VALLEY LLC 19 VALLEY STREET SOUTH ORANGE, NJ 07079
1006	4	CAJAL, INC. PO BOX 181 SOUTH ORANGE, NJ 07079	1908	13	TRESEA GUDMAN 23 VALLEY STREET SOUTH ORANGE, NJ 07079
1006	5	WANKO SOUTH ORANGE, LLC 75 SOUTH ORANGE AVE. #204 SOUTH ORANGE, NJ 07079	1910	1	VILLAGE PLAZA PROPR MILBERG 81 LAWRENCE DRIVE SHORT HILLS, NJ 07079
1006	6	WANKO SOUTH ORANGE, LLC 75 SOUTH ORANGE AVE. #204 SOUTH ORANGE, NJ 07079	1910	2	VILLAGE PLAZA PROPR MILBERG 81 LAWRENCE DRIVE SHORT HILLS, NJ 07079
1006	7	WANKO SOUTH ORANGE, LLC 75 SOUTH ORANGE AVE. #204 SOUTH ORANGE, NJ 07079	2005	1	DAVID ROTZ & MINDY REING 51 SECOND STREET SOUTH ORANGE, NJ 07079
1006	8	WANKO SOUTH ORANGE, LLC 75 SOUTH ORANGE AVE. #204 SOUTH ORANGE, NJ 07079	2005	2	JAMES BOND 55 SECOND STREET SOUTH ORANGE, NJ 07079
1007	19	139 50 ORANGE AVE LLC/CRTE AND PO BOX 3165 HARRISBURG, PA 17105	2006	1	JENNIFER & WILLIAM PARRISH 91 HUDSON AVE MAPLEWOOD, NJ 07040
1007	20	155 SOUTH ORANGE AVE LLC 1150 DONAY GLEN SCOTCH PLAINS, NJ 07076	2006	2	MARC LEVINE 64 VALLEY STREET SOUTH ORANGE, NJ 07079
1007	21	SUBURBAN INVESTMENT COF BLANDER 131 A SOUTH ORANGE AVE SOUTH ORANGE, NJ 07079	2006	3	W.P.M. INC CO WONSKI 45 SPER DRIVE SOUTH ORANGE, NJ 07079
1007	22	123 REALTY MANAGEMENT LLC 28 SOUTH VALLEY STREET WEST ORANGE, NJ 07093	2006	4	FIRST STREET REALTY, INC. 60 FIRST STREET SOUTH ORANGE, NJ 07079
1007	23	ROTHMAN CORP/REALTY MGMT SYSTEMS 28 SOUTH VALLEY STREET WEST ORANGE, NJ 07093	2006	5	FREDERICK BUECHEL 20 VALLEY STREET SOUTH ORANGE, NJ 07079
1007	24	111 REALTY MANAGEMENT LLC 28 SOUTH VALLEY STREET WEST ORANGE, NJ 07093	2006	6	YBC LLC 219 RUPUS AVENUE FRANKLIN LAKES, NJ 07417
1007	25	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079	2006	7	JESPI HOUSE 102 PROSPECT STREET SOUTH ORANGE, NJ 07079
1007	26	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079	2006	8	J FRANCIS CRM 81 SECOND STREET SOUTH ORANGE, NJ 07079
1007	27	JESPI HOUSE INC 102 PROSPECT STREET SOUTH ORANGE, NJ 07079	2006	9	KAREN A ERK BERGER 615 DUNE ROAD NEW MILFORD, NJ 07966
1007	28	LISE M LUCAS 118 CONNETT PLACE SOUTH ORANGE, NJ 07079	2006	10	OAK GROVE CORP OF SALAZAR 38 VALLEY STREET SOUTH ORANGE, NJ 07079
1007	29	JOSIAH & HERMA FREDERICKS 11 CONNETT PLACE SOUTH ORANGE, NJ 07079	2006	11	71 SECOND STREET, LLC 61 FIRST STREET, SUITE 200 SOUTH ORANGE, NJ 07079
1007	30	CHERYLE GITTENS & GEORGE BAILEY 118 CONNETT PLACE SOUTH ORANGE, NJ 07079	2006	12	71 SECOND STREET, LLC 61 FIRST STREET, SUITE 200 SOUTH ORANGE, NJ 07079
1007	31	JIM SINGER & ROBERT GAUVIN 120 CONNETT PLACE SOUTH ORANGE, NJ 07079	2006	13	BARBARA SAMUELS 61 SECOND STREET SOUTH ORANGE, NJ 07079
1007	32	PATRICIA BALAVENDER 71 S ORANGE AVE. BOX 239 SOUTH ORANGE, NJ 07079	2006	14	RHODA DUKE 59 SECOND STREET SOUTH ORANGE, NJ 07079
1007	41	JULIE ROSE & PHILIP WEISMAN 15 CONNETT PLACE SOUTH ORANGE, NJ 07079	2007	1	50 MOUNTAIN NJ HOLDINGS, LLC 61 FIRST STREET, SUITE 200 SOUTH ORANGE, NJ 07079
1007	42	MARK MURPHY & HANSEN ARAAT 150 CONNETT PLACE SOUTH ORANGE, NJ 07079	2007	2	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079
1007	43	SEAN & MEREDITH DOHERTY 68 SCOTLAND ROAD SOUTH ORANGE, NJ 07079	2007	4	SOUTH ORANGE PROPERTY LLC 75 S ORANGE AVE. #103 SOUTH ORANGE, NJ 07079
1007	44	FREDEAU & MUREL RAPHAEL 64 SCOTLAND AVE SOUTH ORANGE, NJ 07079	2007	5	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079
1906	5	CHARLES & MARY ANN DEIBEL 22 FIRST STREET SOUTH ORANGE, NJ 07079	2011	1	EEJ REALTY LLC 28 SHEFFIELD STREET MOUNTAINVIEW, NJ 07093
1906	6	ACTON REALTY CORP 700 PENNSYLVANIA AVE LYNDHURST, NJ 07011	2011	2	SOUTH ORANGE PROPERTY LLC 75 S ORANGE AVE. #103 SOUTH ORANGE, NJ 07079
1906	7	RICH REALTY LLC 26 TULLOCH ROAD WEST SOUTH ORANGE, NJ 07079	2012	1	SOUTH ORANGE ROSE APTS, LLC PO BOX 333 LIVINGSTON, NJ 07039
1908	1	TOWNSHIP OF SOUTH ORANGE VILLAGE HALL SOUTH ORANGE, NJ 07079	2014	1	FIRST PRESBYTERIAN & TRINITY CHURCH 111 RIVINGTON AVE SOUTH ORANGE, NJ 0

ALSO TO BE NOTIFIED:

EAST ORANGE WATER COMMISSION
50 GROVE STREET
EAST ORANGE, NEW JERSEY 07018

PUBLIC SERVICE ELECTRIC & GAS CO
MANAGER - CORPORATE PROPERTIES
80 PARK PLACE, T68
NEWARK, NEW JERSEY 07102

ALSO TO BE NOTIFIED:

VERIZON
540 BROAD STREET
NEWARK, NEW JERSEY 07101

CABLEVISION
190 WEST MARK STREET
NEWARK, NEW JERSEY 07103

PROPOSED RESTAURANT WITH OUTDOOR SEATING

BLOCK 1007; LOTS 25 (CBD ZONE) & 26 (B-1 ZONE)

BLOCK 2007; LOTS 1 & 2 (B-2 ZONE)

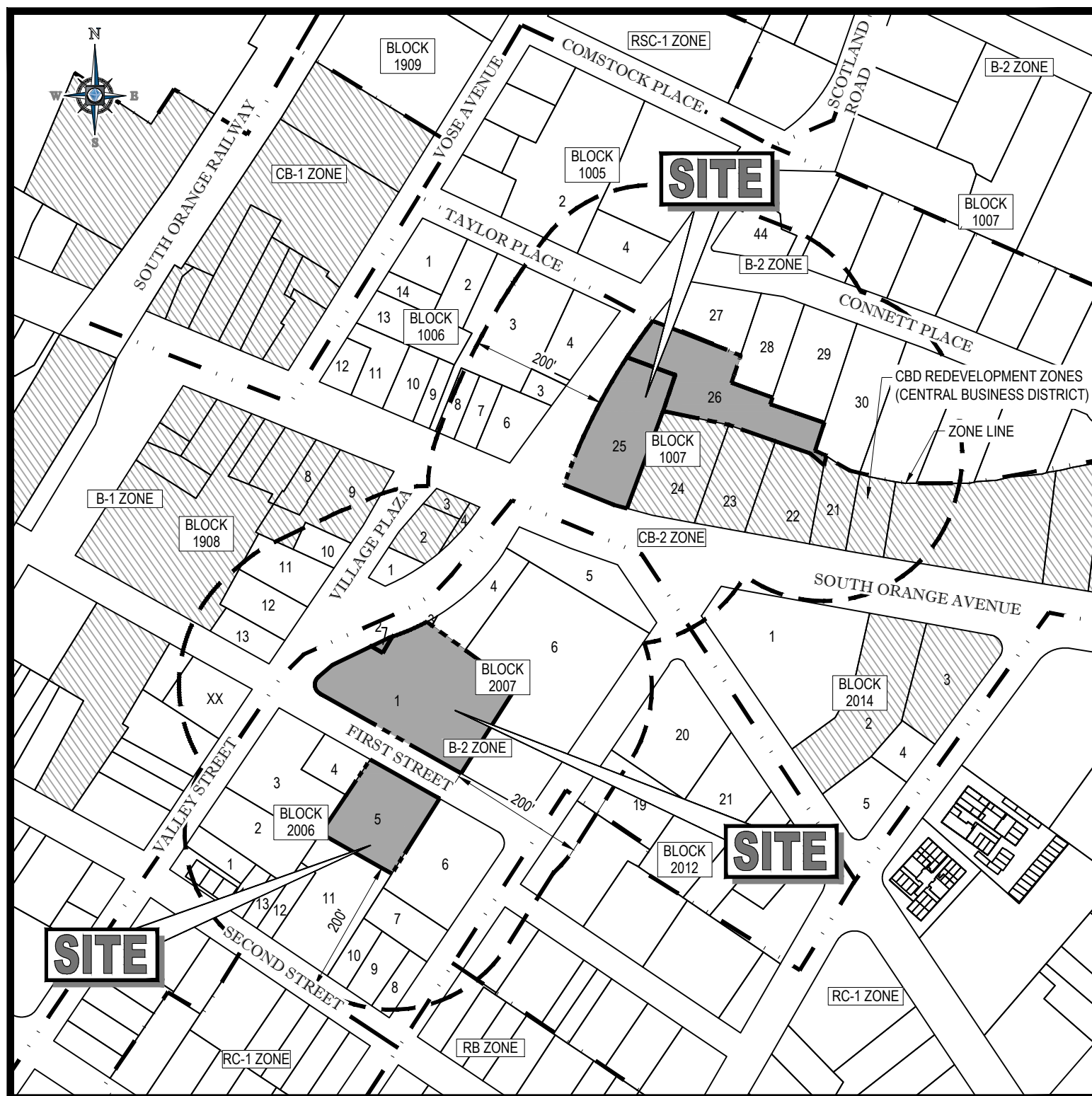
BLOCK 2006; LOT 5 (B-2 ZONE)

101 SOUTH ORANGE AVENUE

TOWNSHIP OF SOUTH ORANGE VILLAGE

ESSEX COUNTY, NEW JERSEY

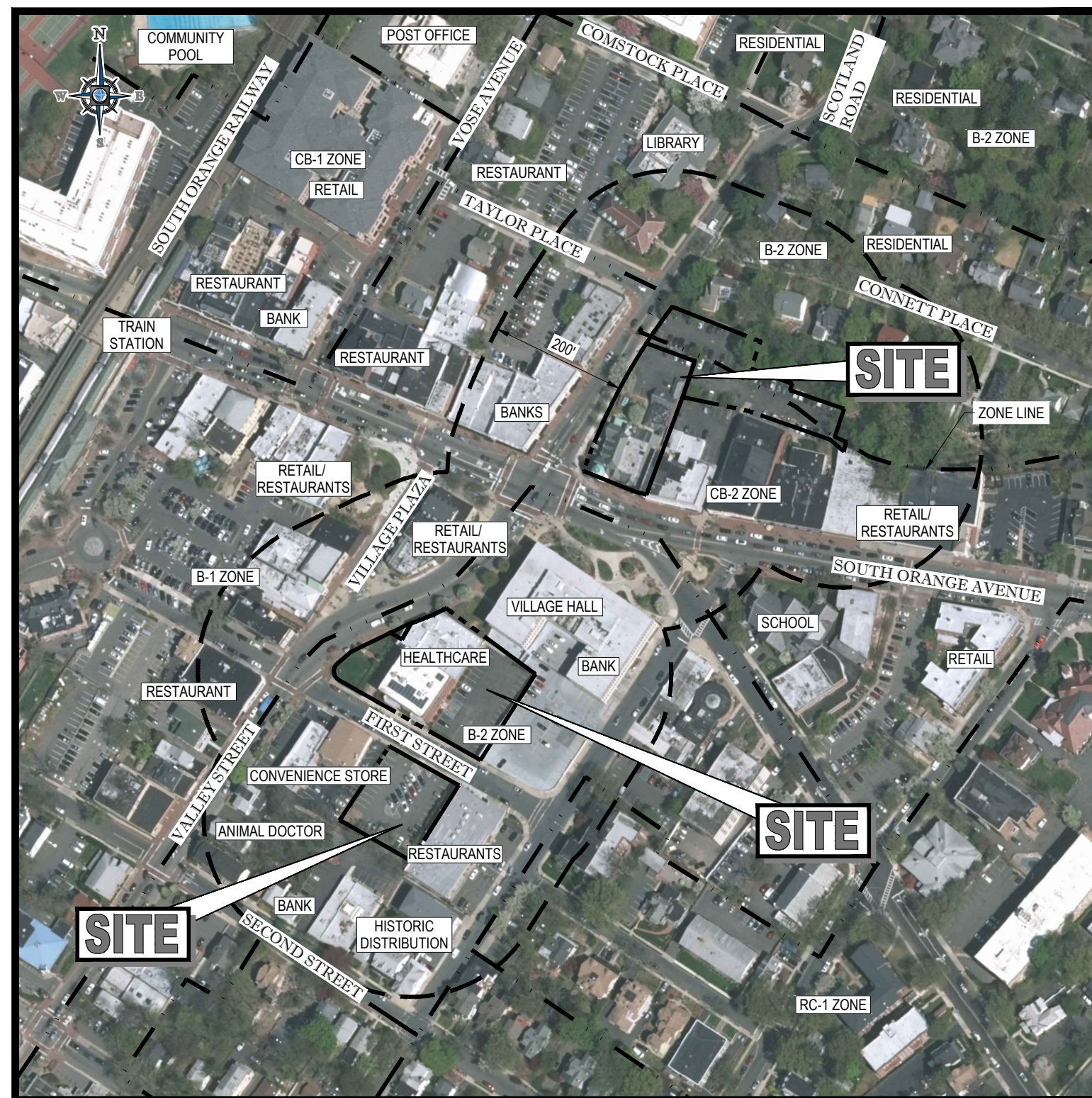
TAX MAP SHEET #10



TAX MAP

SCALE: 1" = 200'

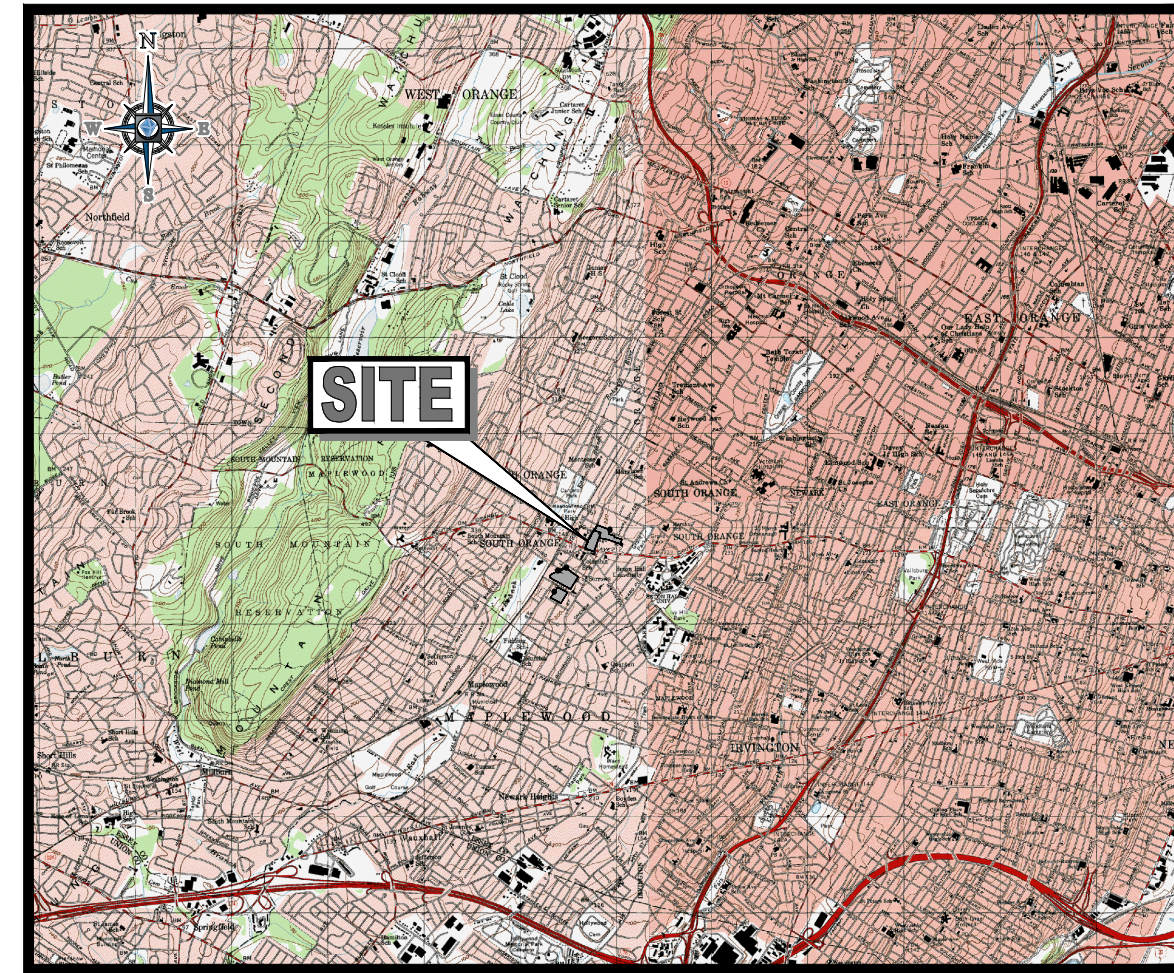
SOURCE: GIS PARCEL DATA MAPS



AERIAL MAP

SCALE: 1" = 200'

SOURCE: NJGIN INFORMATION WAREHOUSE



USGS MAP

SCALE: 1" = 2,000'

SOURCE: TERRAIN NAVIGATOR PRO NETWORK

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
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DETAIL SHEET	10 OF 11
DETAIL SHEET	11 OF 11
TOPOGRAPHIC SURVEY (MATRIX NEW WORLD)	1 OF 1

APPROVAL BLOCK

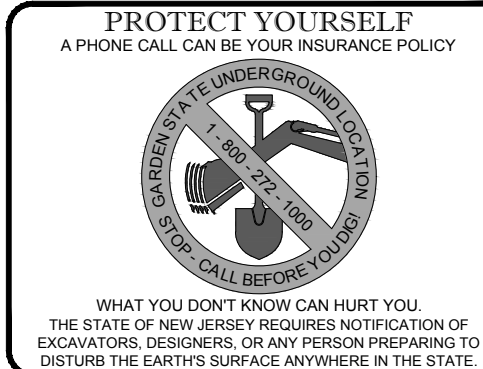
TOWNSHIP OF SOUTH ORANGE VILLAGE BOARD APPROVAL	
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE, NEW JERSEY.	
CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE



REVISIONS			
REV	DATE	REVISION	BY
1	11/22/2016	REV. PER SURVEY UPDATE	AR
2	12/16/2016	REV. PER CLIENT COMMENTS	JAP
3	04/20/2017	REV. PER GENERAL COMMENTS	BM

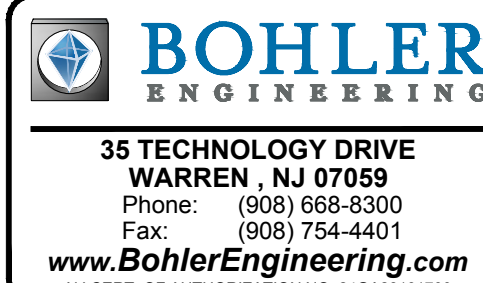
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL



PROJECT NO.: J150742
DRAWN BY: SC
CHECKED BY: RLS
DATE: 05/20/2016
SCALE: AS SHOWN
CAD I.D.: J150742-CDS-0A

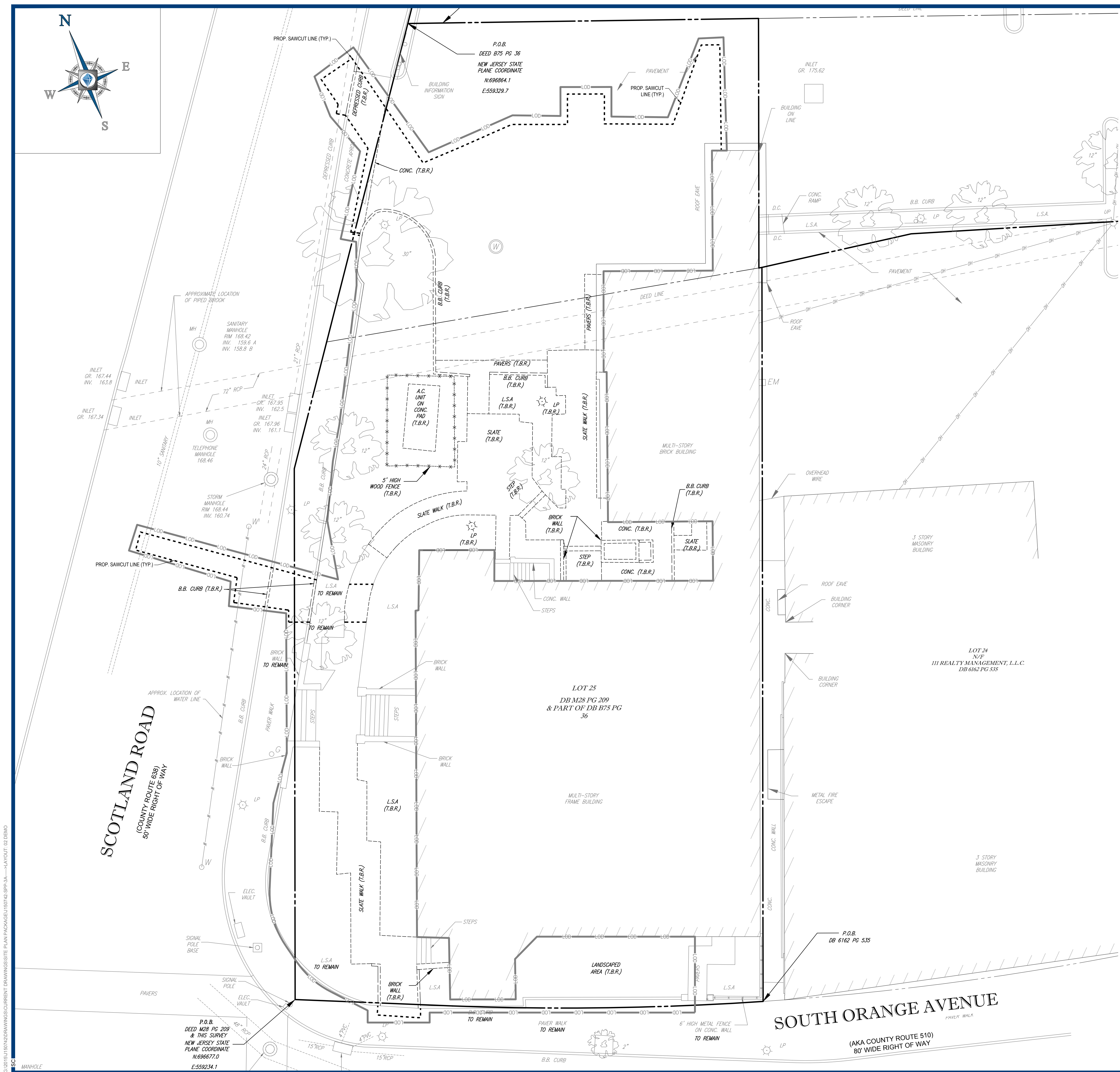
PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
Landmark developers
PROPOSED RESTAURANT WITH OUTDOOR SEATING
BLOCK 1007; LOTS 25 & 26
BLOCK 2007; LOTS 1 & 2
BLOCK 2006; LOT 5
101 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NEW JERSEY



R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
1
OF 11
REVISION 3 - 04/20/2017



(D000103 - 03/12/12)

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
- MATRIX NEW WORLD ENGINEERING, INC.
26 COLUMBIA TURNPIKE
FLORHAM PARK, NJ 07032
DATE: 03/07/2016
JOB#: 13310101
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AND THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT (NJSA 46-2.7, et seq.) AS AMENDED.
3. BOHLER ENGINEERING HAS NO CONTRACTUAL RESPONSIBILITY FOR JOB SITE SAFETY OR SUPERVISION.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNING REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH BOHLER ENGINEERING, IN WRITING AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:
- A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
- B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
7. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
8. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIALS. THE REPAIRS SHALL BE TO THE POINT OF THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
9. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
11. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
12. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE NEW JERSEY "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
13. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, HIGHWAYS AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MAY BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
15. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
17. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO USE TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES. TO BE PROVIDED TO THE OWNER UPON REQUEST.
20. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPED, ABANDONED IN PLACE, OR RELATERED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE MAINTAINED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

GRAPHIC SCALE

1 INCH = 10 FEET

REVISIONS			
REV	DATE	COMMENT	DRAWING CHECKED BY
1	11/22/2016	REV. PER SURVEY UPDATE	AR SC
2	12/16/2016	REV. PER CLIENT COMMENTS	JAR SC
3	04/20/2017	REV PER GENERAL COMMENTS	BM BE

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ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVA



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PROJECT No.: J150742
DRAWN BY: SC
CHECKED BY: RLS
DATE: 05/20/2016
SCALE: AS SHOWN
CAD I.D.: J150742-SPP-3A

PROJECT:

**PRELIMINARY &
FINAL SITE PLAN**

FOR

PROPOSED RESTAURANT
WITH OUTDOOR SEATING

BLOCK 1007; LOTS 25 & 26
BLOCK 2007; LOTS 1 & 2
BLOCK 2006; LOT 5
101 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
VILLAGE
ESSEX COUNTY, NEW JERSEY



**35 TECHNOLOGY DRIVE
WARREN, NJ 07059**
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

R.L. STREKER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 45344
NEW YORK LICENSE No. 079512

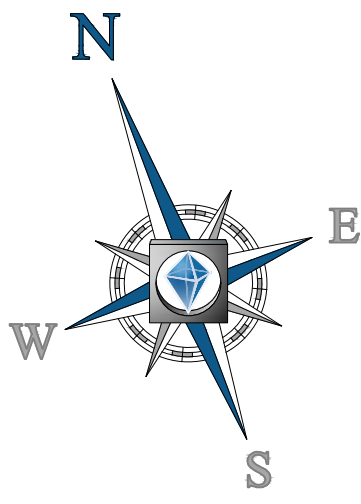
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

2
OF 11

REVISION 3 - 04/20/2017



THIS PLAN TO BE UTILIZED FOR
SITE LAYOUT PURPOSES ONLY



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

UPSTATE NEW YORK
• ALBANY, NY
• BOSTON, MA
• NEW YORK, NY
• NORTH HAVEN, CT
• NORTH NEW JERSEY
• PITTSBURGH, PA
• RICHMOND, VA
• SOUTH FLORIDA
• TAMPA, FL
• WASHINGTON, DC
• WASHINGTON, DC

CHARLOTTE, NC
• CHICAGO, IL
• CINCINNATI, OH
• DENVER, CO
• HOUSTON, TX
• KANSAS CITY, MO
• LOS ANGELES, CA
• MEMPHIS, TN
• MIAMI, FL
• MINNEAPOLIS, MN
• OMAHA, NE
• PHILADELPHIA, PA
• PORTLAND, ME
• RICHMOND, VA
• SAN ANTONIO, TX
• SEATTLE, WA
• TAMPA, FL
• WASHINGTON, DC
• WASHINGTON, DC

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REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	11/22/2016	REV. PER SURVEY UPDATE	AR
2	12/16/2016	REV. PER CLIENT COMMENTS	JAP
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PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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PROJECT:
**PRELIMINARY &
FINAL SITE PLAN**
FOR



PROPOSED RESTAURANT
WITH OUTDOOR SEATING
BLOCK 1007; LOTS 25 & 26
BLOCK 2007; LOTS 1 & 2
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101 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
VILLAGE
ESSEX COUNTY, NEW JERSEY

BOHLER ENGINEERING

35 TECHNOLOGY DRIVE
WARREN, NJ 07059
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Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 245A28161700

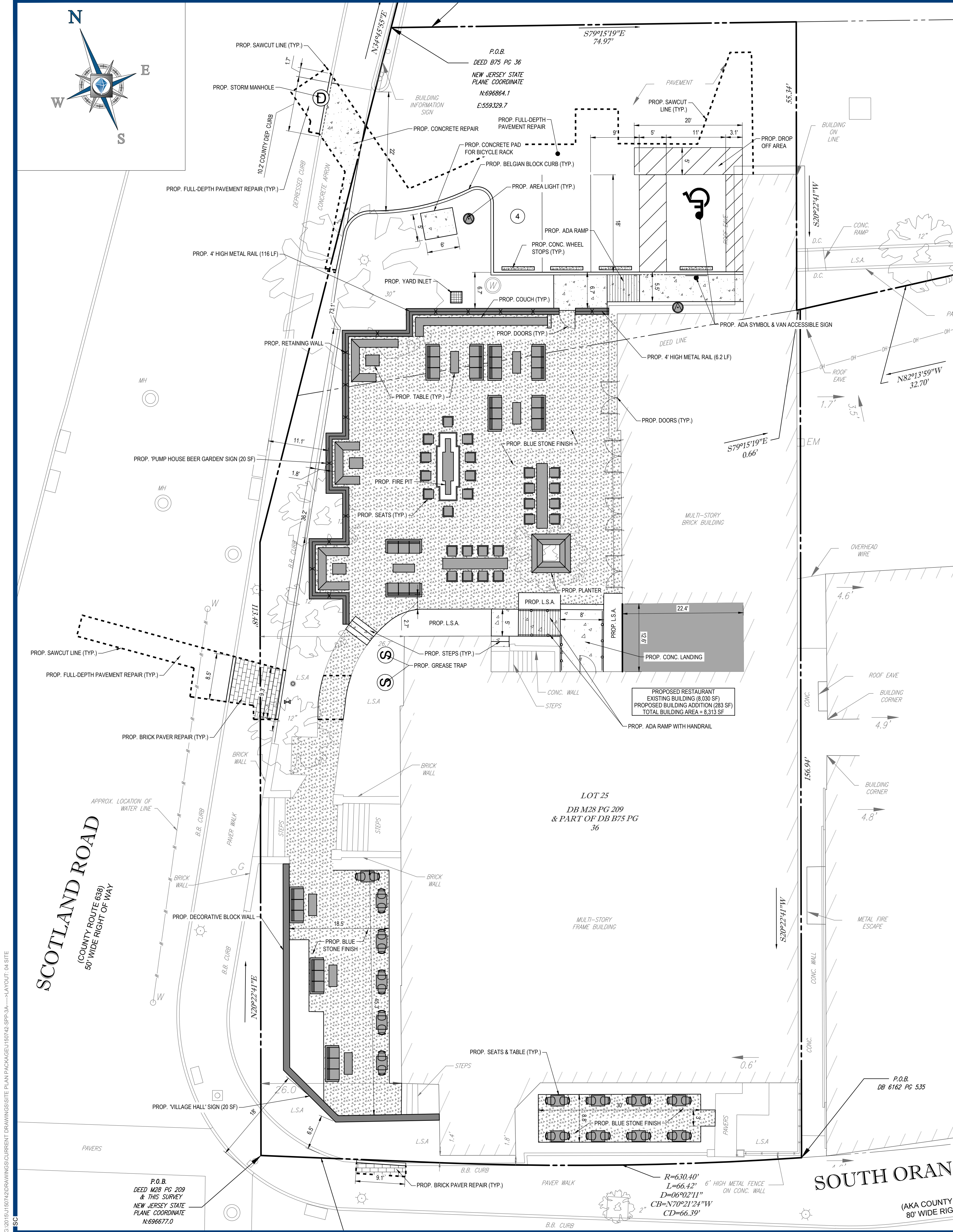
R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 45344
NEW YORK LICENSE No. 079512

SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NUMBER:
3
OF 11

REVISION 3 - 04/20/2017



ZONING TABLE			
PARCEL: 101 SOUTH ORANGE AVENUE TOWNSHIP OF SOUTH ORANGE VILLAGE ESSEX COUNTY, NEW JERSEY CBD (CENTRAL BUSINESS DISTRICT) RESTAURANT (PERMITTED)			
ZONE: S20P22.41W USE: RESTAURANT (PERMITTED)			
BULK REQUIREMENTS			
ITEM	REQUIRED	EXISTING	PROP.
MIN. LOT AREA	6,000 SF	19,838 SF	19,838 SF
MIN. WIDTH (INTERIOR)	50'	75'	75'
MIN. WIDTH (CORNER)	75'	100'	100'
MIN. FRONT YARD	0'	1.4'	1.4'
MIN. SIDE YARD	0'	0'	0'
MIN. REAR YARD	25'	28.1'	28.1'
MAX. BUILDING HEIGHT	48'	60' (EN)	60' (EN)
MAX. LOT COVERAGE	90%	15,972 SF (80.5%)	16,805 SF (83.7%)
N/A = NOT APPLICABLE, N/S = NOT SPECIFIED, (V) = VARIANCE, (W) = WAVIER, (EN) = EXISTING NON-CONFORMANCE			

PARKING REQUIREMENTS			
ITEM	REQUIRED	EXISTING	PROP.
MIN. STALL SIZE	9' X 18'	9' X 18'	9' X 18'
MIN. AISLE WIDTH	22'	28'	22'
MIN. NUMBER OF STALLS	201*	6 (EN)	4 (V)
N/A = NOT APPLICABLE, N/S = NOT SPECIFIED, (V) = VARIANCE, (W) = WAVIER, (EN) = EXISTING NON-CONFORMANCE			

*PARKING CALCULATION:
RESTAURANT:
1 SPACE / 50 SF OF NET FLOOR AREA DEVOTED TO PATRON USE =
OUTDOOR SEATING = 2,910 SF/50 SF = 58 SPACES REQUIRED
INDOOR SEATING = 7,140 SF/50 SF = 143 SPACES REQUIRED
TOTAL PATRON AREA = 10,050 SF/50 SF = 201 SPACES REQUIRED (V)

THE DEVELOPMENT WOULD PROVIDE A TOTAL OF 108 PARKING SPACES DURING THE FRIDAY EVENING AND 71 PARKING SPACES DURING THE SATURDAY EVENING TIME PERIODS LOCATED ON BLOCK 1007 LOT 26 AS WELL AS OTHER LOTS INDICATED IN THE APPLICATION MATERIALS.

GROUND SIGNS			
ITEM	PERMITTED	*EXISTING	PROP.
MAX. NUMBER OF SIGNS	1	N/A	2 (V)
MIN. CLEARANCE FROM SIDEWALK	4'	N/A	1.8' (PUMP HOUSE) (V) 6.5' (VILLAGE HALL)
MIN. CLEARANCE FROM STREET LINE	10'	N/A	11.1' (PUMP HOUSE) 18' (VILLAGE HALL)
MAX. AREA	20 SF	N/A	20 sf (EACH)
MAX. HEIGHT	7'	N/A	7' (PUMP HOUSE) 3' (VILLAGE HALL)
N/A = NOT APPLICABLE, N/S = NOT SPECIFIED, (V) = VARIANCE, (W) = WAVIER, (EN) = EXISTING NON-CONFORMANCE			

*EXISTING BUILDING INFORMATION SIGN LOCATED NEAR DRIVEWAY
INTERNAL ILLUMINATION IS PROHIBITED, EXTERNAL ILLUMINATION IS PERMITTED.

GENERAL NOTES:

(3000003 - 10/2015)

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
 - SURVEY PREPARED BY MATRIX NEW WORLD ENGINEERING, INC. DATED 03/07/2016
 - "STORMWATER MANAGEMENT REPORT" PREPARED BY BOHLER ENGINEERING, DATED 05/2016

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

- ALL ADA PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADATIONS SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

- ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICT/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

- ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

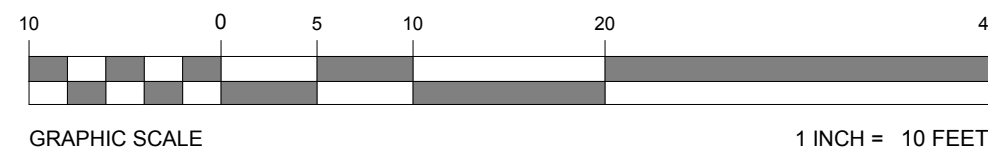
- BOHLER ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL, EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

THIS PLAN TO BE UTILIZED FOR
SITE LAYOUT PURPOSES ONLY



BOHLER ENGINEERING

BOHLER ENGINEERING

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REVISIONS			
REV.	DATE	COMMENT	DRAWN BY
1	11/22/2016	REV. PER SURVEY UPDATE	AR
2	12/16/2016	REV. PER CLIENT COMMENTS	JAP
3	04/20/2017	REV. PER GENERAL COMMENTS	BM

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SPECIFICALLY NOTED OTHERWISE.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

STATE OF NEW JERSEY
DEPARTMENT OF TREASURY
DIVISION OF REVENUE

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXISTING CONDITIONS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PROJECT No.: J150742
DRAWN BY: SC
CHECKED BY: RLS
DATE: 05/20/2016
SCALE: REV PER GENERAL COMMENTS
CAD I.D.: J150742-SPP-3A

PRELIMINARY & FINAL SITE PLAN FOR

Landmark developers

PROPOSED RESTAURANT WITH OUTDOOR SEATING

BLOCK 1007; LOTS 25 & 26
BLOCK 2007; LOTS 1 & 2
BLOCK 2006; LOT 5
101 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
VILLAGE
ESSEX COUNTY, NEW JERSEY

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R.L. STREKER

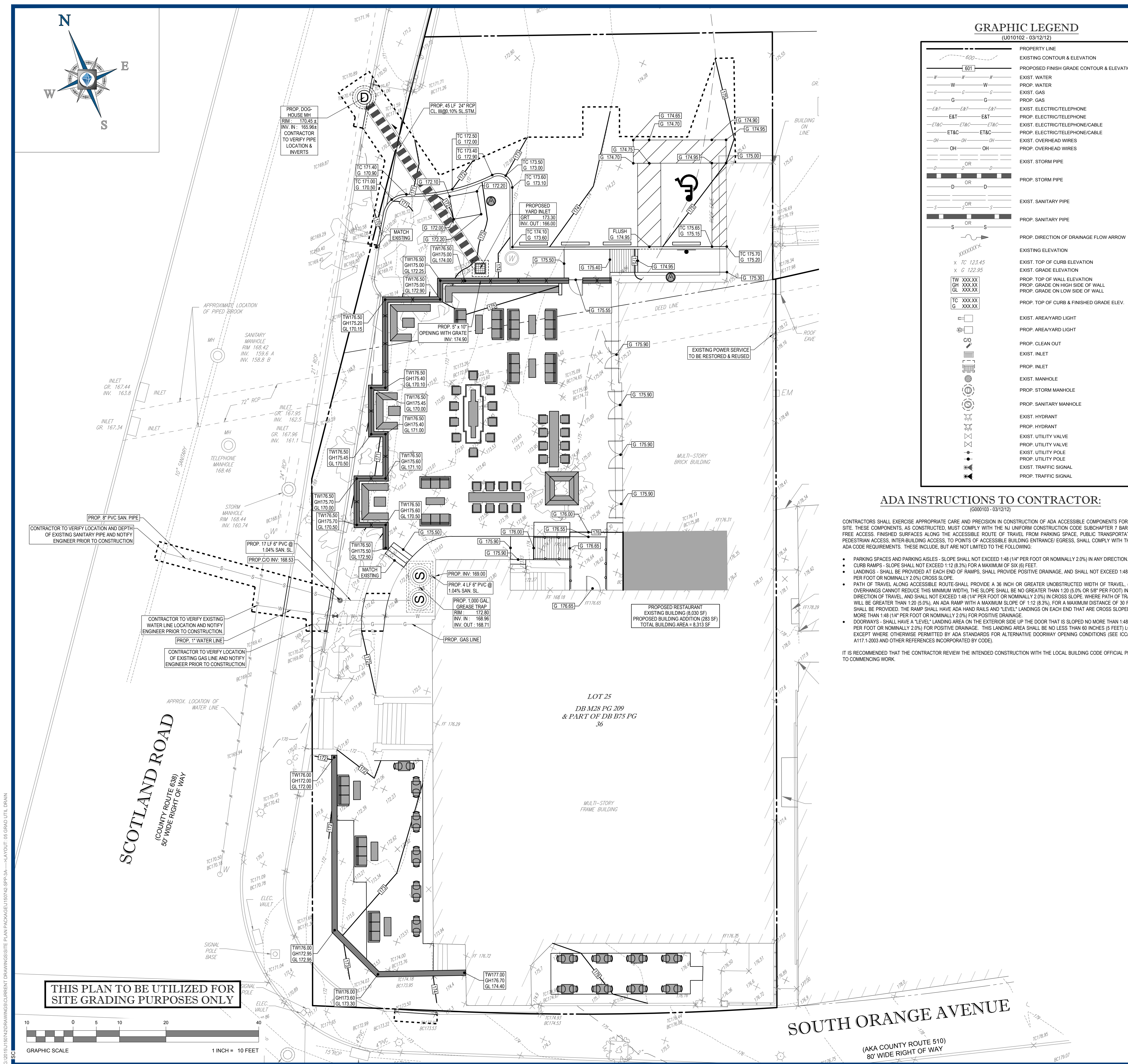
PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 45344
NEW YORK LICENSE No. 079512

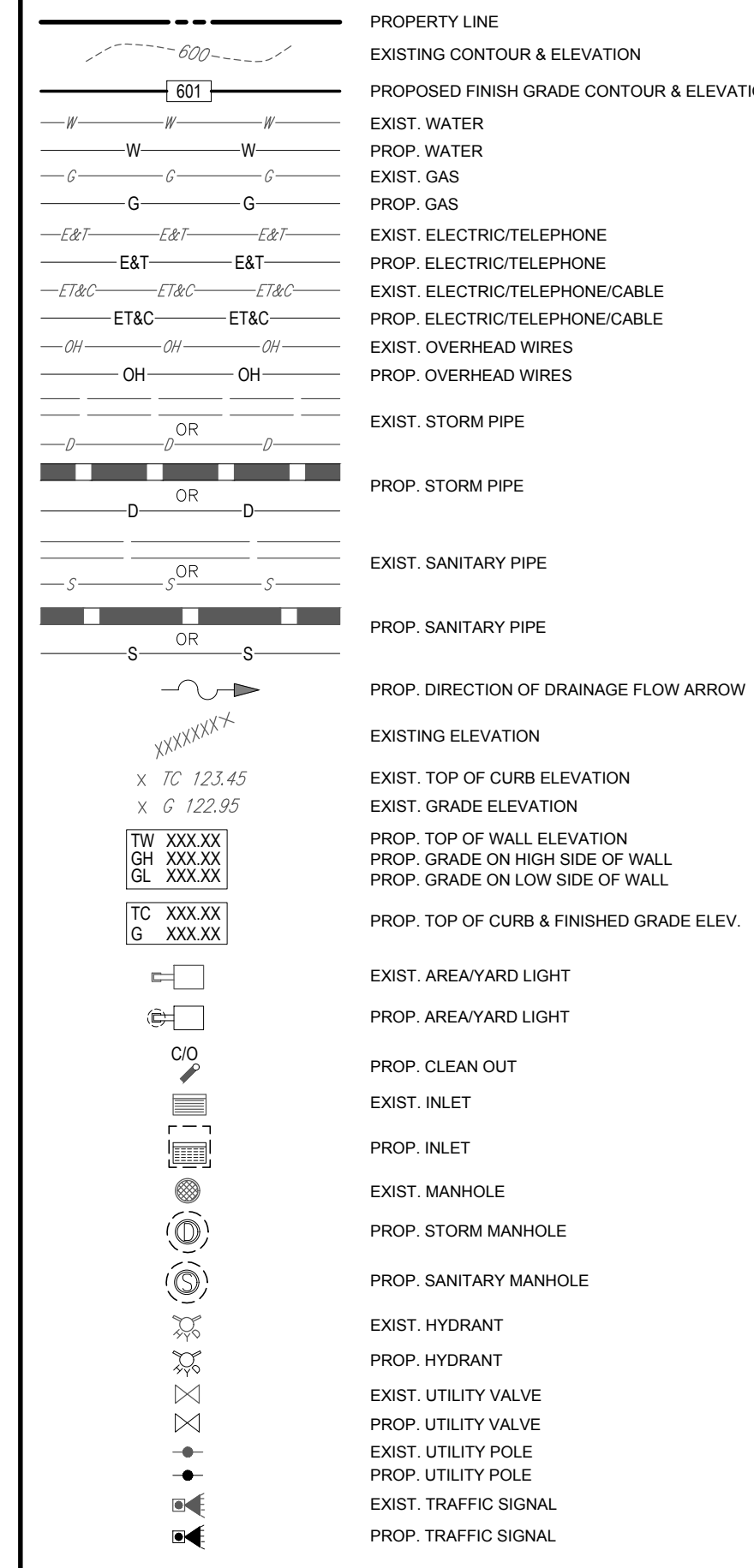
SHEET TITLE: SITE PLAN

SHEET NUMBER: 4 OF 11

REVISION 3 - 04/20/2017



GRAPHIC LEGEND
(U010102 - 03/12/12)



ADA INSTRUCTIONS TO CONTRACTOR:
(G00103 - 03/12/12)

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7 BARRIER FREE ACCESS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS. SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO MORE THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE IBC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

GRADING & UTILITY NOTES:
(G000102 - 03/12/12)

- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL AND STATE REGULATIONS AND CODES.
- THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS, DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLY WITH UTILITY REQUIREMENTS HAVING JURISDICTION, AND SHALL BE RESPONSIBLE FOR COORDINATING THE UTILITY RE-CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING UNDESIRABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT, EARTHWORK ACTIVITIES SHALL COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION).
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, SHALL EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR SHALL MAINTAIN A RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL CAREFULLY NOTE ANY INSTALLATIONS THAT DEViate FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD SHALL BE KEPT ON A CLEAN COPY OF THE SITE PLAN, AND BE PROVIDED TO THE OWNER AT THE COMPLETION OF WORK.
- WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR SHALL EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND DRAINAGE LINES, TO THE LOCATION OF THE BUILDING FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR SHALL CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND SHALL NOTE THE LOCATION ON A CLEAN COPY OF THE SITE PLAN, TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 8" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING OUT SHEETS PRIOR TO INSTALLATION.
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- WHERE RETAINING WALLS ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTING/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED AND ARE TO BE SET DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
- STORM DRAINAGE PIPE:
 - UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT SHALL CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL SHALL BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED OTHERWISE.
- STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY LOCATIONS BASED ON FINAL ARCHITECTURAL PLANS.
- SEWERS CROSSING STREAMS AND/OR LOCATED WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, SHALL BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
- SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY HAVING JURISDICTION.
 - WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED.
- WATER MAIN PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING SHALL BE CEMENT-LINED DUCTILE IRON (DIP), ALL PIPE AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE ANWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- CONTRACTOR TO ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, SHALL BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR NJDOT DETAILS AS APPLICABLE. CONTRACTOR IS TO COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY HAVING JURISDICTION.
- WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLING. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHEN SUMP PUMPS ARE INSTALLED, ALL DISCHARGES SHALL BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDRESSED.
- FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATION ARE SCHEMATIC FOR GENERAL BUILDING FOOTPRINT. GRADES SHALL BE ADJUSTED BASED ON A FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND/OR SIX (6) INCHES BELOW SLOPE, WHICHEVER IS LOWEST, AND SHALL PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, IS TO COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/22/2016	REV PER SURVEY UPDATE	SR
2	12/16/2016	REV PER CLIENT COMMENTS	JAP
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PROJECT NO.: J150742
DRAWN BY: SC
CHECKED BY: RLS
DATE: 05/20/2016
SCALE: AS SHOWN
CAD I.D.: J150742-SP-3A

PRELIMINARY & FINAL SITE PLAN
FOR

Landmark developers

PROPOSED RESTAURANT WITH OUTDOOR SEATING

BLOCK 1007; LOTS 25 & 26
BLOCK 2007; LOTS 1 & 2
BLOCK 2006; LOT 5
101 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
VILLAGE
ESSEX COUNTY, NEW JERSEY

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NJ CERT. OF AUTHORIZATION NO. 245A28161700

R.L. STREKER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE:

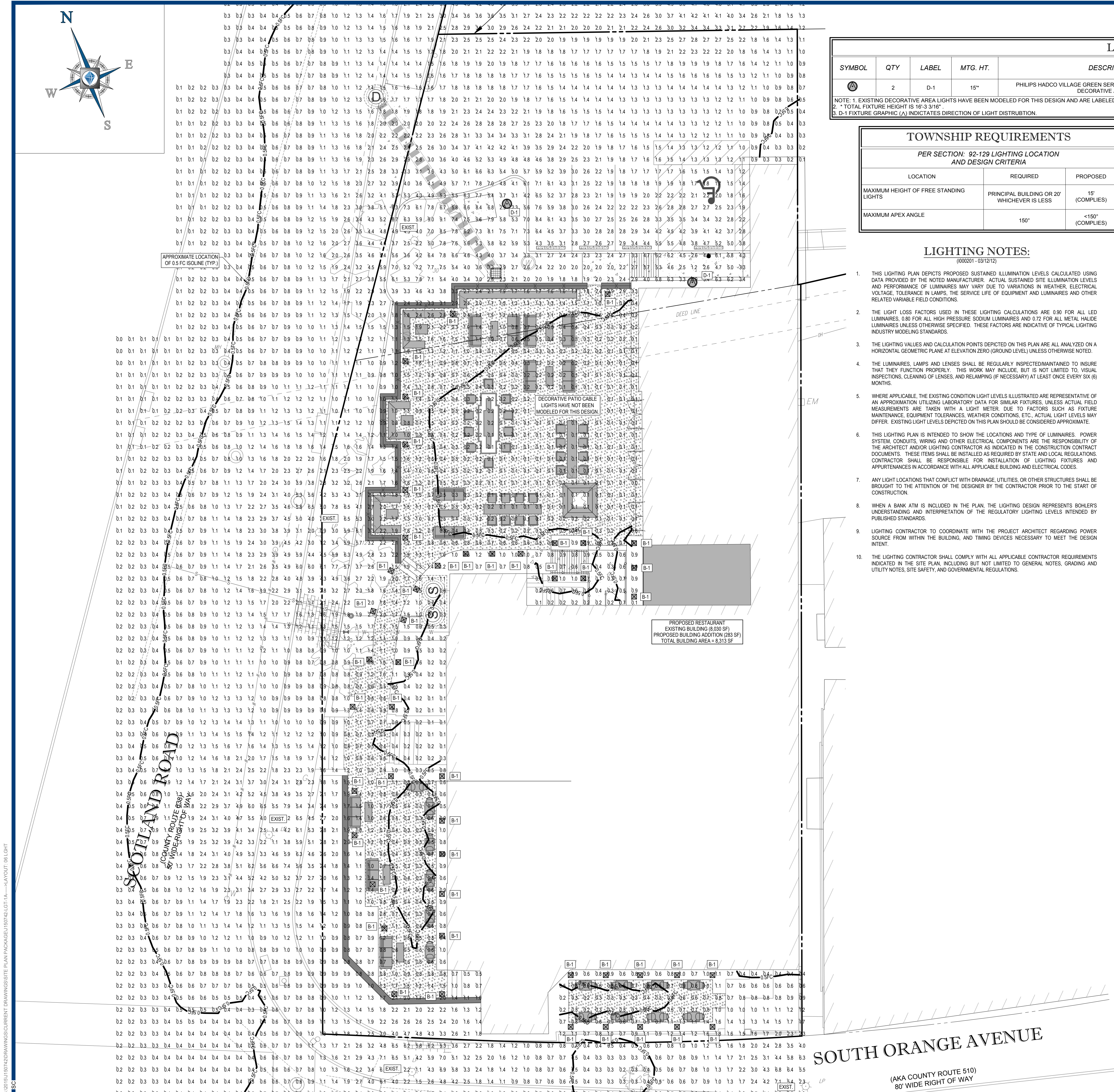
GRADING, DRAINAGE & UTILITY PLAN

SHEET NUMBER:

5
OF 11

REVISION 3 - 04/20/2017

G:\015107\2017\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J150742-SP-3A.dwg - LAYOUT: 05 GRAD UTIL DRAIN



LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMT.	LUMENS	LLF	IES FILENAME	CATALOG #
	2	D-1	15"	PHILIPS HADCO VILLAGE GREEN SERIES 150W HIGH PRESSURE SODIUM DECORATIVE AREA LIGHT	SINGLE	16,000	0.800	V092-15SH.IES	S5956-C
NOTE: 1. EXISTING DECORATIVE AREA LIGHTS HAVE BEEN MODELED FOR THIS DESIGN AND ARE LABELED AS EXIST. 2. *TOTAL FIXTURE HEIGHT IS 16'-3 3/16". 3. D-1 FIXTURE GRAPHIC (A) INDICATES DIRECTION OF LIGHT DISTRIBUTION.									

TOWNSHIP REQUIREMENTS		
PER SECTION: 92-129 LIGHTING LOCATION AND DESIGN CRITERIA		
LOCATION	REQUIRED	PROPOSED
MAXIMUM HEIGHT OF FREE STANDING LIGHTS	PRINCIPAL BUILDING OR 20' WHICHEVER IS LESS	15' (COMPLIES)
MAXIMUM APEX ANGLE	150°	<150° (COMPLIES)

LIGHTING NOTES:

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES AND 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED.
- THE LUMINAIRES, LAMPS AND LENSES SHALL BE REGULARLY INSPECTED/MAINTAINED TO INSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT AND/OR LIGHTING CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS SHALL BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- LIGHTING CONTRACTOR TO COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND GOVERNMENTAL REGULATIONS.

NOTICE: THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING

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PRODUCT APPROVALS

HADCO	
CUST.	

12' - 0"

9.00

20.50

16.03

FIXTURE DETAIL

18.14

49.17

CONTRACTOR TO COORDINATE LIGHT POLE SPECIFICS W/ MANUFACTURER

LIGHT POLE COLOR: GREEN

C/C	HADCO #	DESCRIPTION
05-3176	S5956-C	VILLAGER, 150S, T3, SLV GRAY
04-1290	SP5844	CLASSIC I POLE, 12', GREEN

PSEG
PUBLIC SERVICE ELECTRIC AND GAS COMPANY NEWARK, NJ

HADCO
a Genlyte company

JOB NAME: **South Orange Parking**

DATE: **02/01/07**

REP: **Dave Murphy & Associates**

REP. TERRITORY: **52**

DRAWN BY: **NSB**

BY: **.**

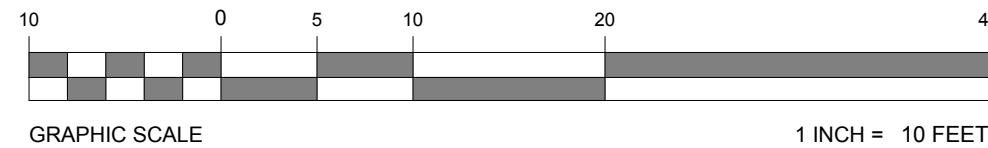
DRAWING NUMBER: **C3206-DWG01**

DRAWING DATE: **07-018**

PHILIPS HADCO VILLAGE GREEN
SERIES 150W HIGH PRESSURE
SODIUM DECORATIVE AREA LIGHT
& LIGHT POLE SPECIFICATION
(D-1)
NOT TO SCALE

THIS PLAN TO BE UTILIZED FOR
LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR
LIGHT POLE FOUNDATION DETAIL



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DRAWN BY: SC
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SCALE: AS SHOWN
CAD I.D.: J150742-LGT-1A

PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR
Landmark developers

PROPOSED RESTAURANT WITH OUTDOOR SEATING

BLOCK 1007; LOTS 25 & 26
BLOCK 2006; LOTS 1 & 2
161 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
VILLAGE
ESSEX COUNTY, NEW JERSEY

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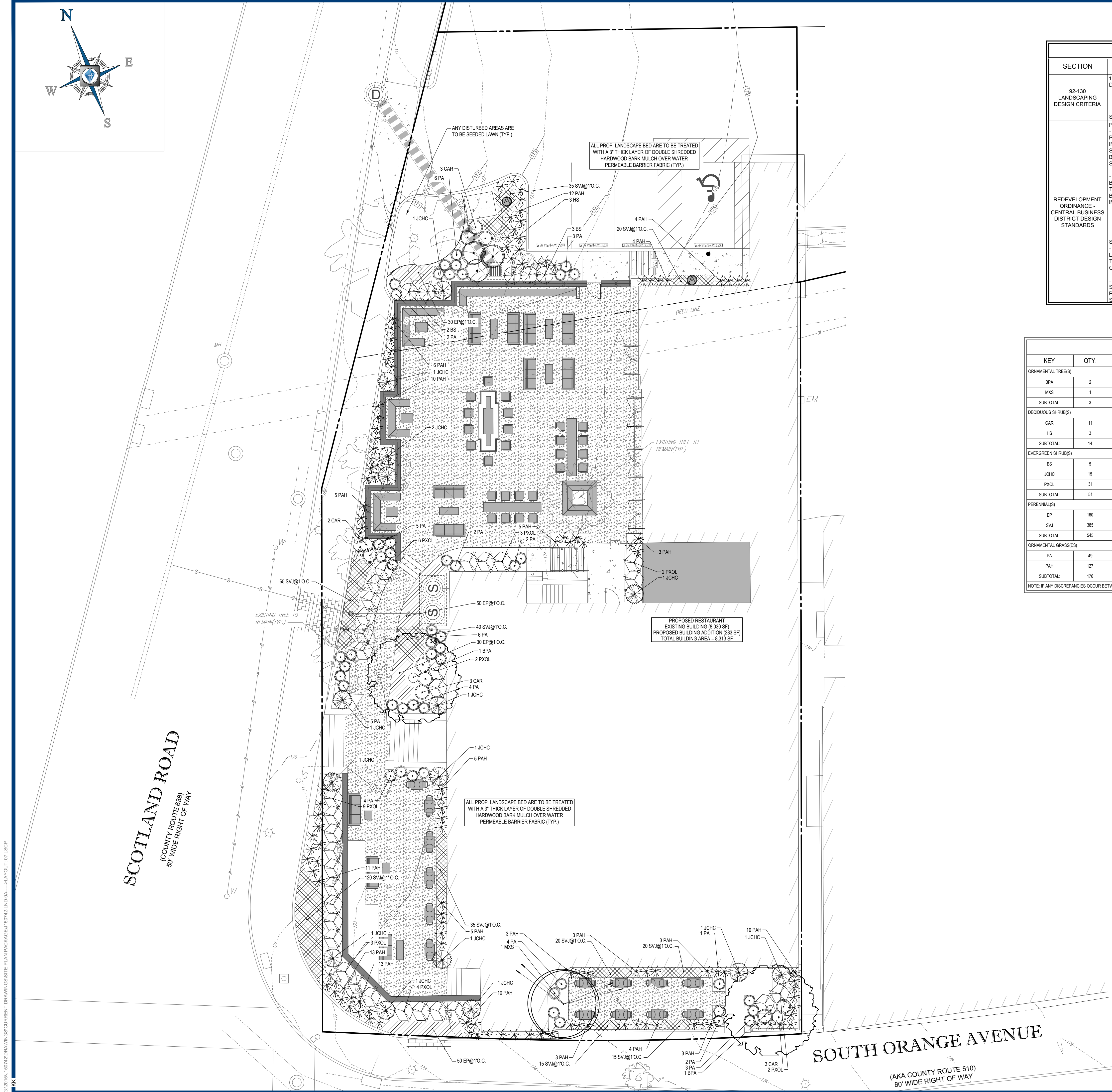
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SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
6
OF 11

REVISION 3 - 04/20/2017



COMPLIANCE CHART			
SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
92-130 LANDSCAPING DESIGN CRITERIA	15. PLANT TREES AT THE FOLLOWING INTERVALS, DEPENDING ON THE TYPE: TYPE OF TREES LARGE TREES 50 - 70 MEDIUM TREES 40 - 50 SMALL & ORNAMENTAL 20 - 40	ORNAMENTAL TREES HAVE BEEN PROVIDED AT 40 FEET ON CENTER WHERE ALLOWABLE. EXISTING STREET TREES TO REMAIN.	COMPLIES
REDEVELOPMENT ORDNANCE - CENTRAL BUSINESS DISTRICT DESIGN STANDARDS	PARKING AND CIRCULATION: - A MINIMUM OF TEN PERCENT OF ANY SURFACE PARKING FACILITY SHALL BE LANDSCAPED AND SHALL INCLUDE ONE SHADE TREE FOR EVERY TWENTY PARKING SPACES. THE PERIMETER OF THE PARKING AREA SHALL BE LANDSCAPED. LARGE CONCENTRATIONS OF SURFACE PARKING SHALL BE AVOIDED. - LOADING DOCKS AND BAYS SHALL BE PLACED IN THE BACK OR SIDE OF BUILDINGS AND SHALL NOT BE VISIBLE TO THE AVERAGE PEDESTRIAN. LOADING AREAS SHALL BE SUITABLY BUFFERED AND SCREENED TO MINIMIZE IMPACTS OF NOISE, LIGHTING, GLARE AND VISIBILITY.	PROPOSED PARKING SPACES: 4 REQUIRED: 4 / 20 = .2 OR 0 TREES EXISTING PARKING LOT TREE TO REMAIN PROPOSED PARKING AREA: 774 SF REQUIRED: 774 X .10 = 77.4 SF OF LANDSCAPE AREA PROPOSED: 186.6 OR 187 SF OF LANDSCAPE AREA PROPOSED PARKING HAS BEEN ADEQUATELY SCREENED BY AN EVERGREEN HEDGEROW AT 30-36" HIGH AND BY THE EXISTING BUILDING.	COMPLIES
	STREETSCAPE/LANDSCAPING STANDARDS: - SETBACK AREAS ARE ENCOURAGED TO BE LANDSCAPED WITH A COMBINATION OF FLOWERING TREES, SHRUBS, PERENNIALS AND BULBS TO CREATE A GARDEN SPACE. - STREET TREES, CURBING, SIDEWALKS, STREET LIGHTS, STREET FURNITURE AND CROSSWALKS SHALL BE PROVIDED AND COORDINATED WITH THE EXISTING CBD STREETSCAPE.	ALL PROPOSED SETBACK AREAS HAVE BEEN ADEQUATELY LANDSCAPED WITH A COMBINATION OF FLOWERING TREES, EVERGREEN AND DECIDUOUS SHRUBS AND PERENNIALS WHERE ALLOWABLE.	COMPLIES

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ORNAMENTAL TREE(S)					
BPA	2	BETULA PAPPYRIFERA	PAPER BIRCH	12-14'	B+B
MXS	1	MAGNOLIA X SOULANGIANA	SAUCEY MAGNOLIA	8-10'	B+B
SUBTOTAL:	3				
DECIDUOUS SHRUB(S)					
CAR	11	CLETHRA ALNIFOLIA 'ROSEA'	PINK SUMMERSWEET CLETHRA	24-30"	#3 CAN
HS	3	HIBISCUS SYRIACUS 'DIANA'	WHITE ROSE OF SHARON	3-4'	B+B
SUBTOTAL:	14				
EVERGREEN SHRUB(S)					
BS	5	BUXUS SEMPERVIRENS	COMMON BOXWOOD	30-36"	B+B
JCHC	15	JUNIPERUS CHINENSIS 'HETZU COLUMARIIS'	COLUMNAR HETZ JUNIPER	4-5'	B+B
PXOL	31	PRUNUS LAUROCEARUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24-30"	#3 CAN
SUBTOTAL:	51				
PERENNIAL(S)					
EP	160	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
SVJ	385	SEDUM 'VERA JAMESON'	VERA JAMESON SEDUM	2 GAL.	CONTAINER
SUBTOTAL:	545				
ORNAMENTAL GRASS(S)					
PA	49	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GAL.	CONTAINER
PAH	127	PENNISETUM ALOPECUROIDES 'HAMELYN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
SUBTOTAL:	176				
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLANS AND THE PLANT LIST, THE PLAN SHALL DICTATE.					

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

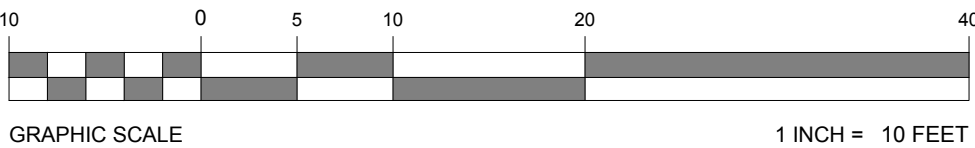
SEEDING SPECIFICATIONS: (L201101 - 06/2012)

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20-10-10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

REFER TO DETAIL SHEET FOR
LANDSCAPE DETAILS &
SPECIFICATIONS

THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY



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PORTLAND, OR
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SOUTH BEND, IN
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REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	11/22/2016	REV. PER SURVEY UPDATE	AR
2	12/16/2016	REV. PER CLIENT COMMENTS	JAP
3	04/20/2017	REV. PER GENERAL COMMENTS	BM

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PROJECT No.: J150742
DRAWN BY: SC
CHECKED BY: RLS
DATE: 05/20/2016
SCALE: AS SHOWN
CAD I.D.: J150742-LND-0A

PRELIMINARY &
FINAL SITE PLAN
FOR

PROPOSED RESTAURANT
WITH OUTDOOR SEATING
BLOCK 1007; LOTS 25 & 26
BLOCK 2007; LOTS 1 & 2
BLOCK 2006; LOT 5
101 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
VILLAGE
ESSEX COUNTY, NEW JERSEY

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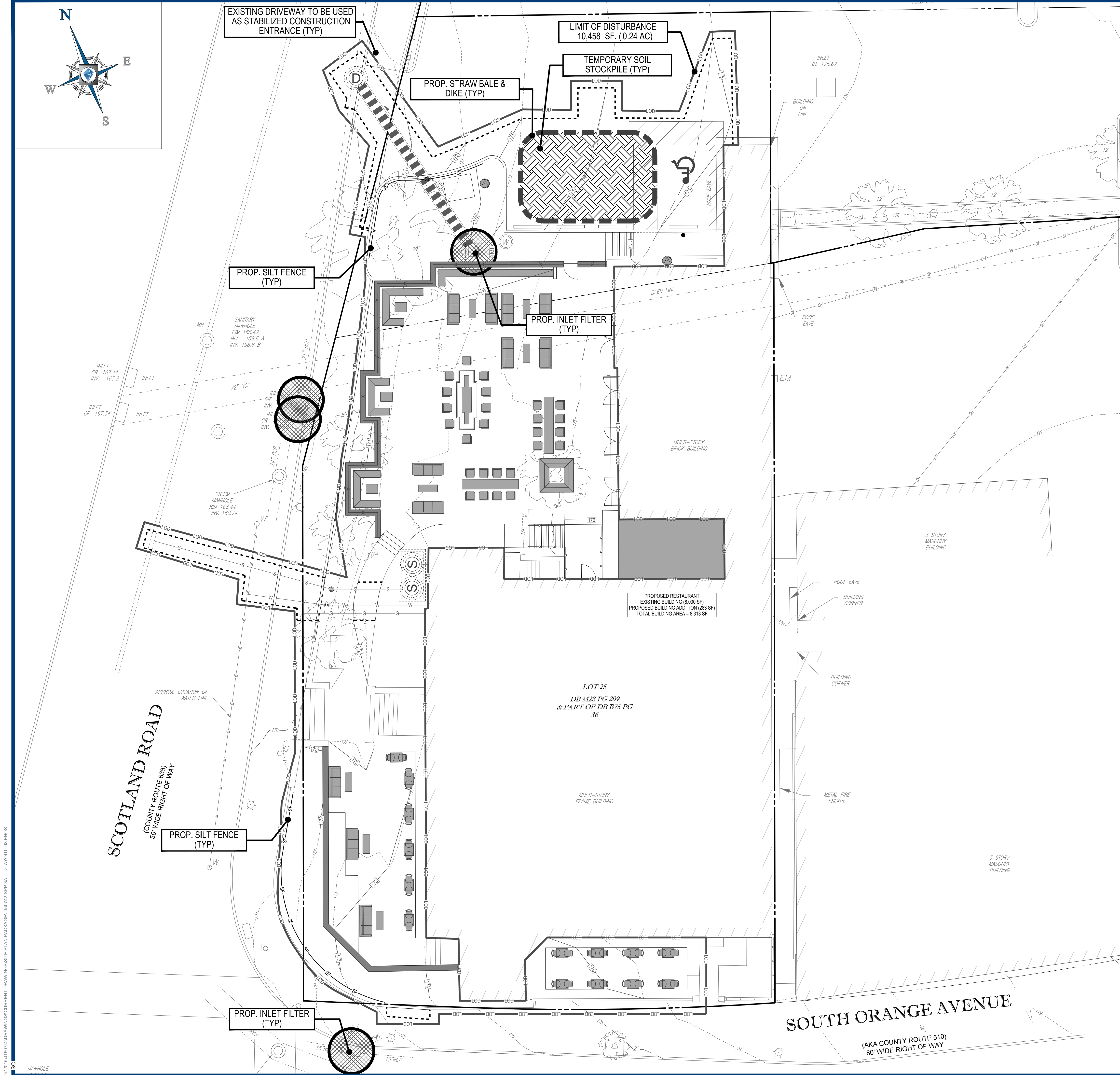
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
Phone: (908) 688-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 245A28161700

G.S. DiBONA

LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00112200

SHEET TITLE:
LANDSCAPE
PLAN
SHEET NUMBER:
7
OF 11
REVISION 3 - 04/20/2017

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- SOIL EROSION AND SEDIMENT CONTROL NOTES:** (0009915 - 10/2015)
- All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised January 2014. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
 - All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent revegetation is established.
 - Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/15-5/15 and Fall - 9/15 - 10/15
 - Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
 - All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
 - Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
 - All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
 - The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email - INFORMATION@HEPSCD.ORG
 - The applicant must obtain a District issued Report of Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality. NJ - DCA or any other controlling agency. Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the stabilization measures. A performance deposit may be posted with the District when weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
 - Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
 - All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5 inches (unsettled) is recommended.
 - All plan revisions must be submitted to the District for proper review and approval.
 - A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2"-1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
 - Slope slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
 - The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL SOIL EROSION SEDIMENT CONTROL MEASURES, INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING (1 DAY)
- PHASE 2: CLEAR AND ROUGH GRADE FOR NEW PARKING EXPANSION AND OTHER AREA REQUIRING EXCAVATION. (3 DAYS)
- PHASE 3: EXCAVATE FOR RETAINING WALL. (14 DAYS)
- PHASE 4: CONSTRUCTION OF BUILDING ADDITION. (30 DAYS)
- PHASE 5: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND UTILITIES, ETC. (21 DAYS)
- PHASE 6: FINAL GRADING ON SITE. (3 DAYS)
- PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (14 DAYS)

STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING:

- LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS:
 - COOL SEASON:
 - PERENNIAL RYE GRASS 100 LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - WARM SEASON:
 - PEARL MILLET AT 20 LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
- MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

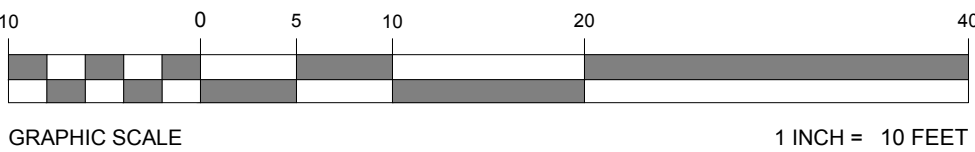
STABILIZATION SPECIFICATIONS - PERMANENT SEEDING:
(SITE SPECIFIC)

- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
- MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS/ACRE OR 70 TO 90 LBS/1,000 SQ. FT.
- B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
- C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - (1) PEG AND TWINE
 - (2) MULCH NETTING
 - (3) LIQUID MULCH-BINDERS

MULCH STABILIZATION

- UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS/ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS/1,000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GAL/ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
- WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS/ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
- MULCH NETTING SUCH AS PAPER, LUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
- MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - (1) PEG AND TWINE
 - (2) MULCH NETTING
 - (3) LIQUID MULCH-BINDERS

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



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT TRANSPORTATION ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES

CHARLOTTE, NC
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
LOS ANGELES, CA
MIAMI, FL
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WILMINGTON, DE

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PROJECT:
PRELIMINARY & FINAL SITE PLAN
FOR



PROPOSED RESTAURANT WITH OUTDOOR SEATING
BLOCK 1007; LOTS 25 & 26
BLOCK 2007; LOTS 1 & 2
BLOCK 2006; LOT 5
101 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
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R.L. STREKER

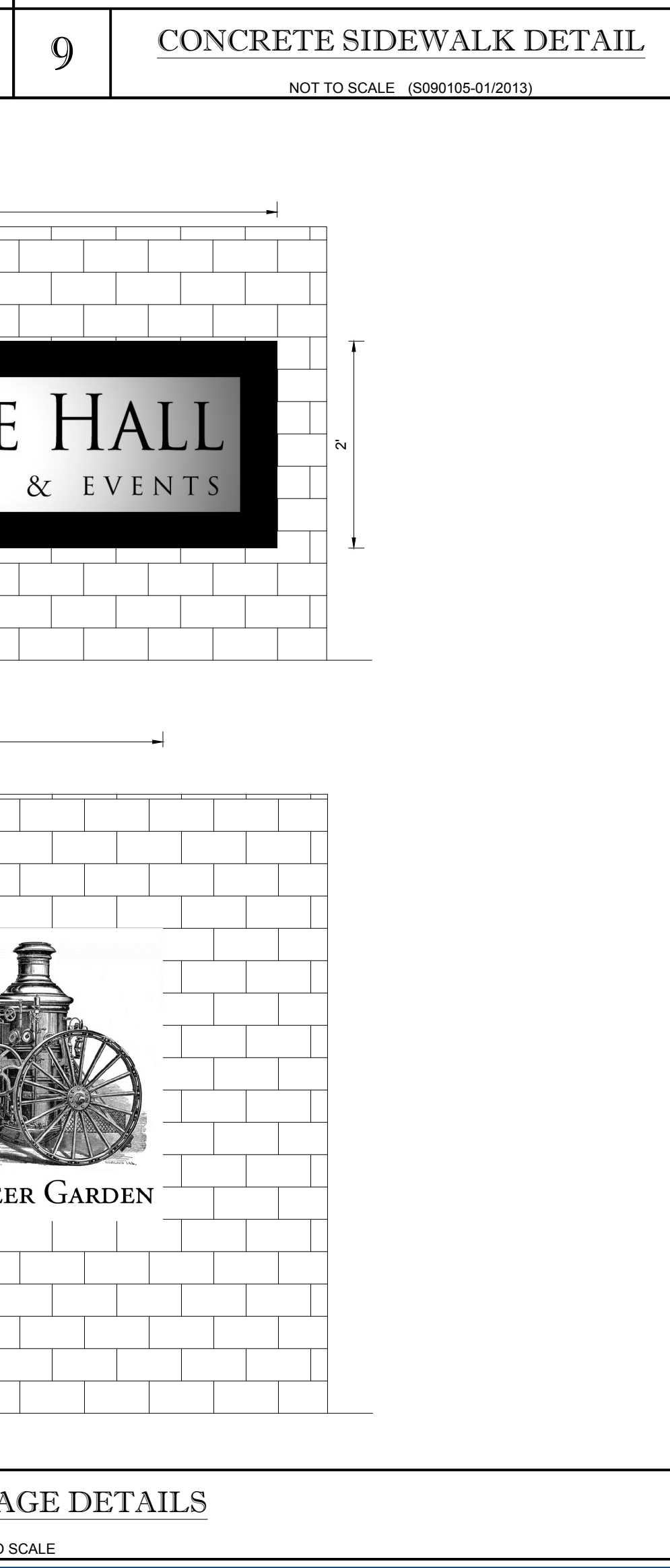
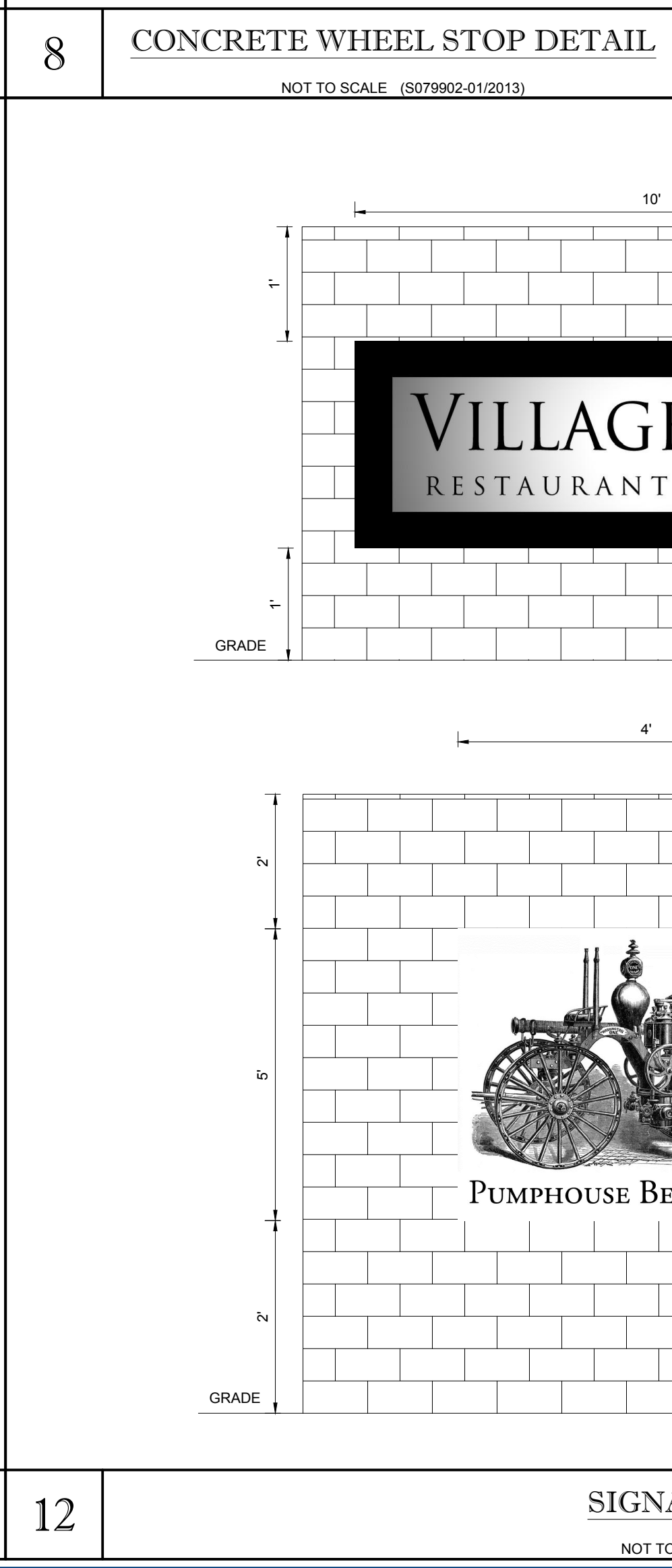
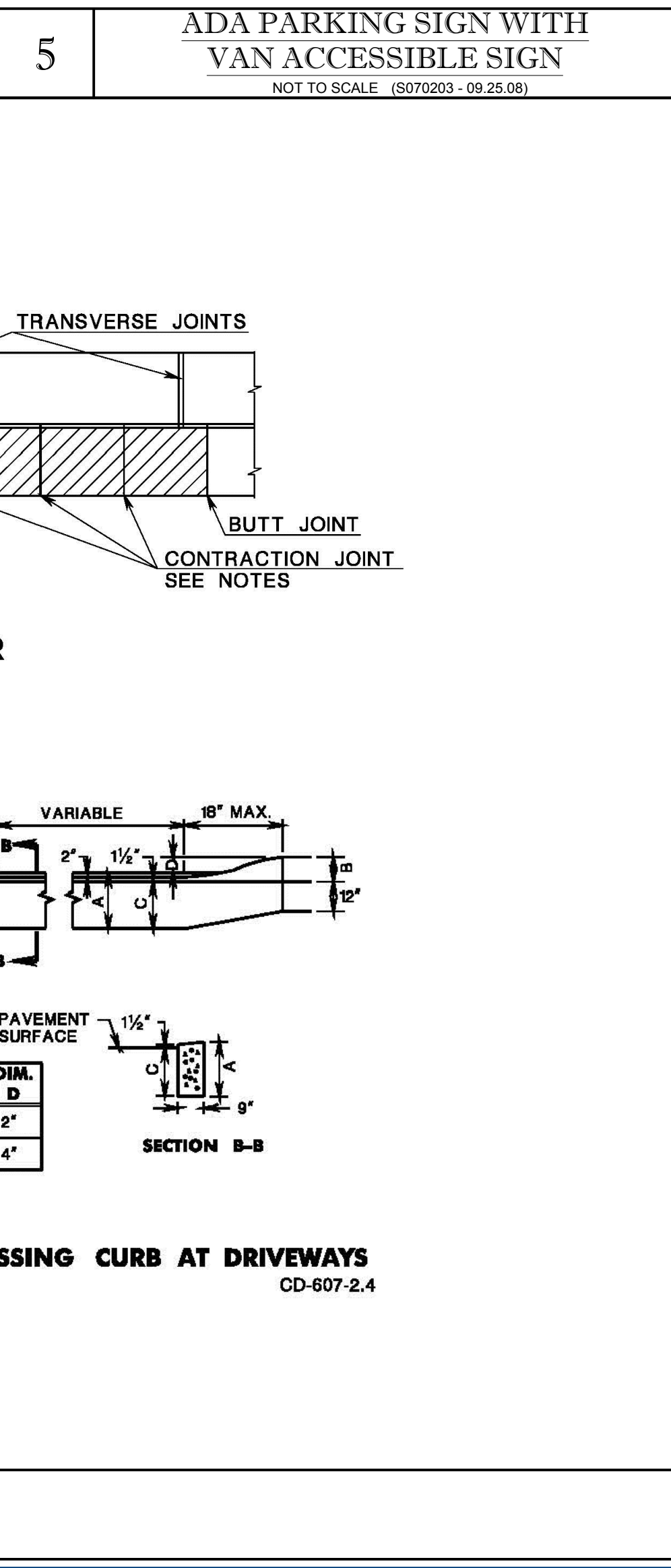
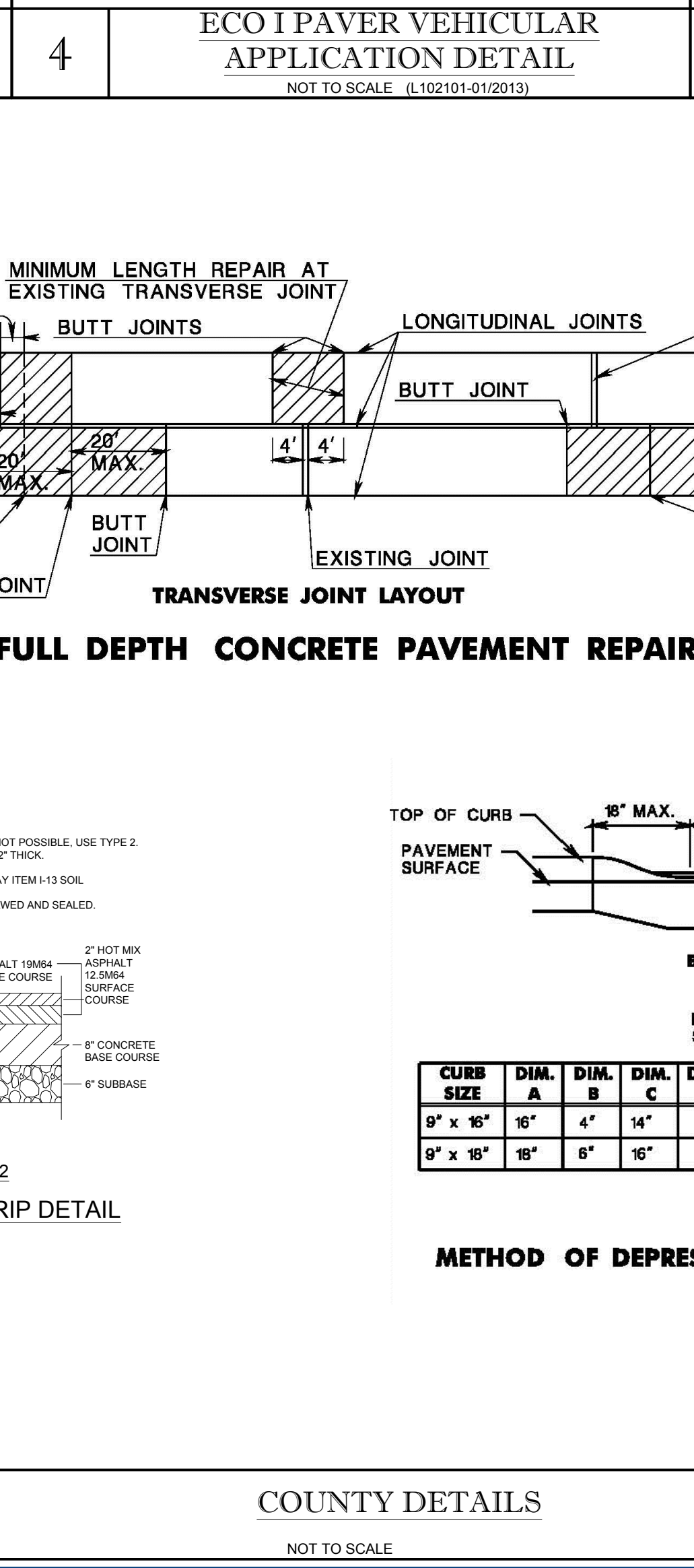
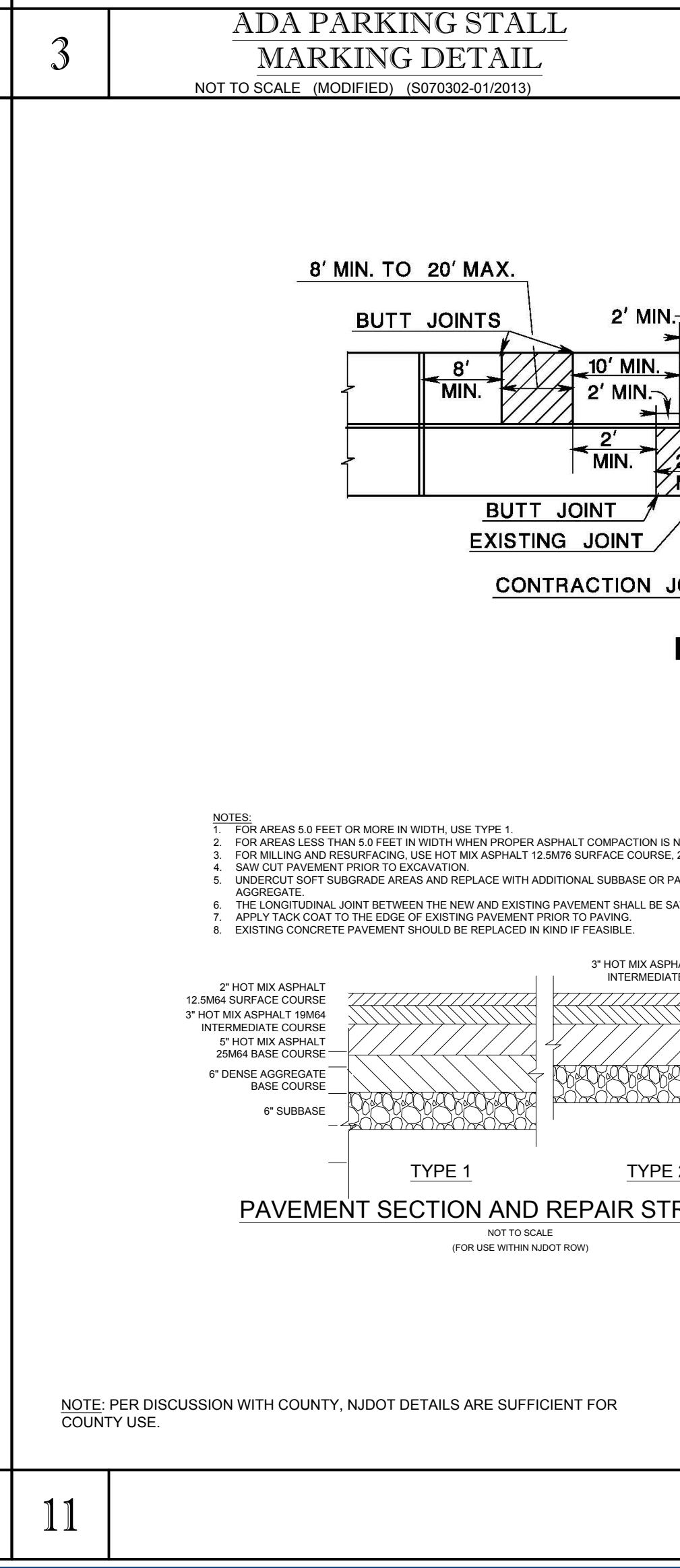
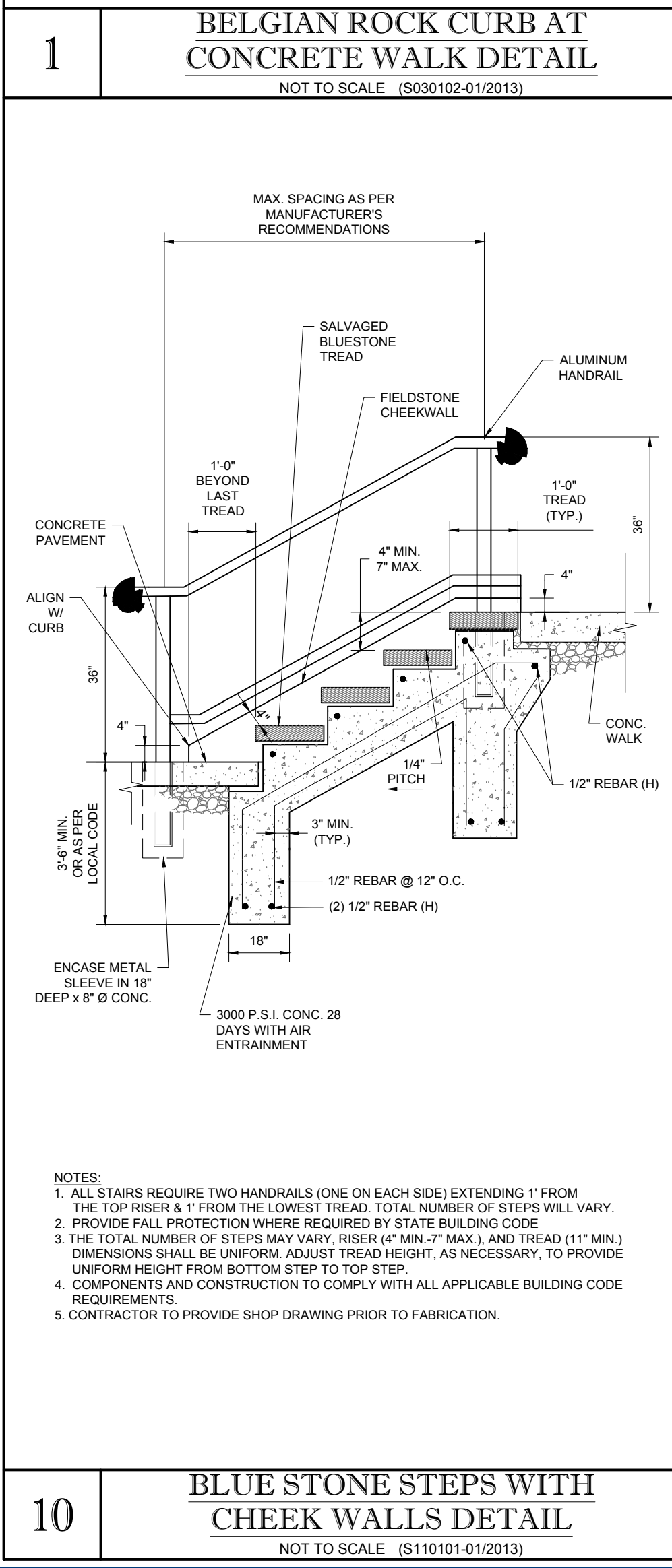
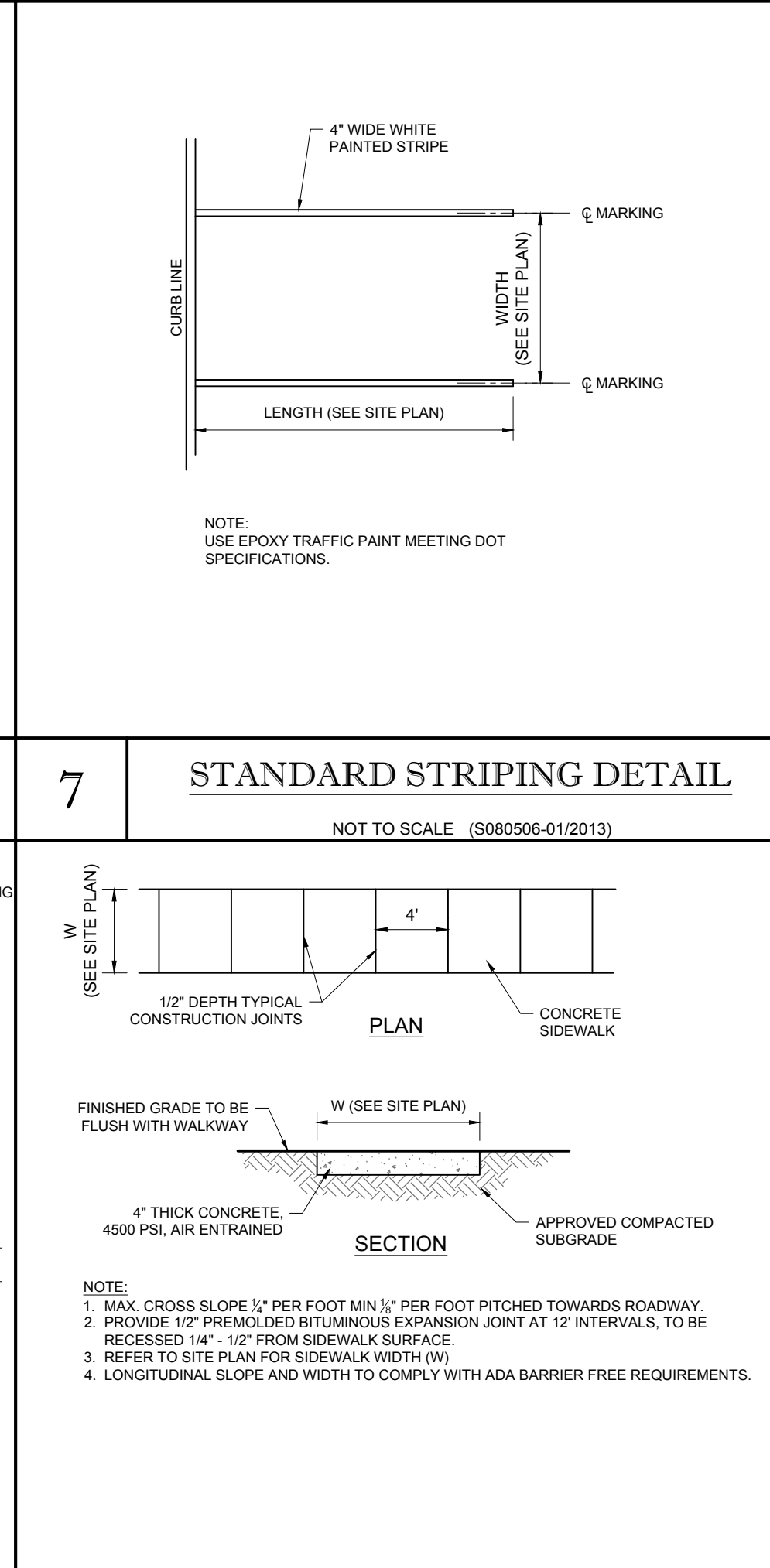
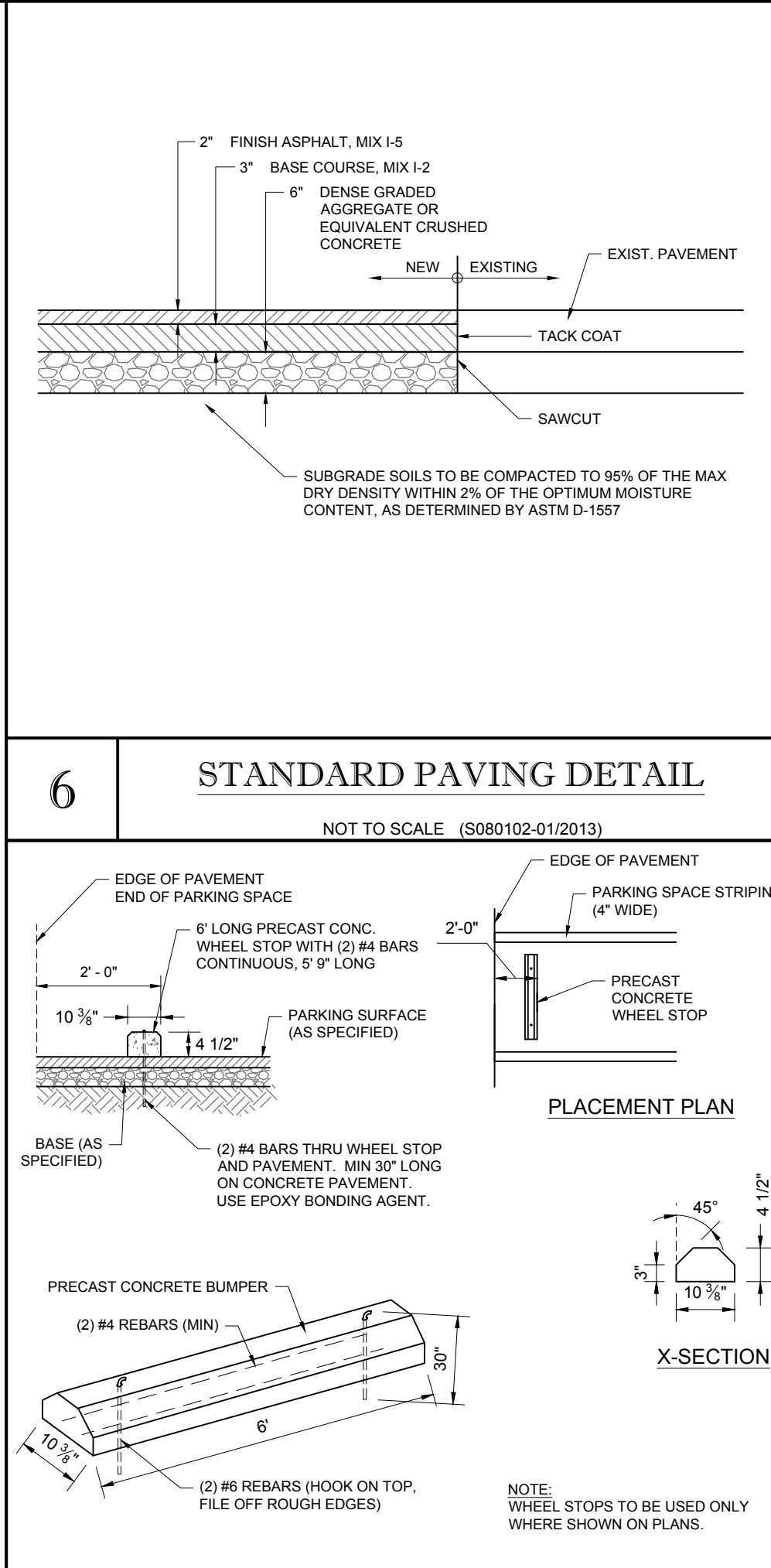
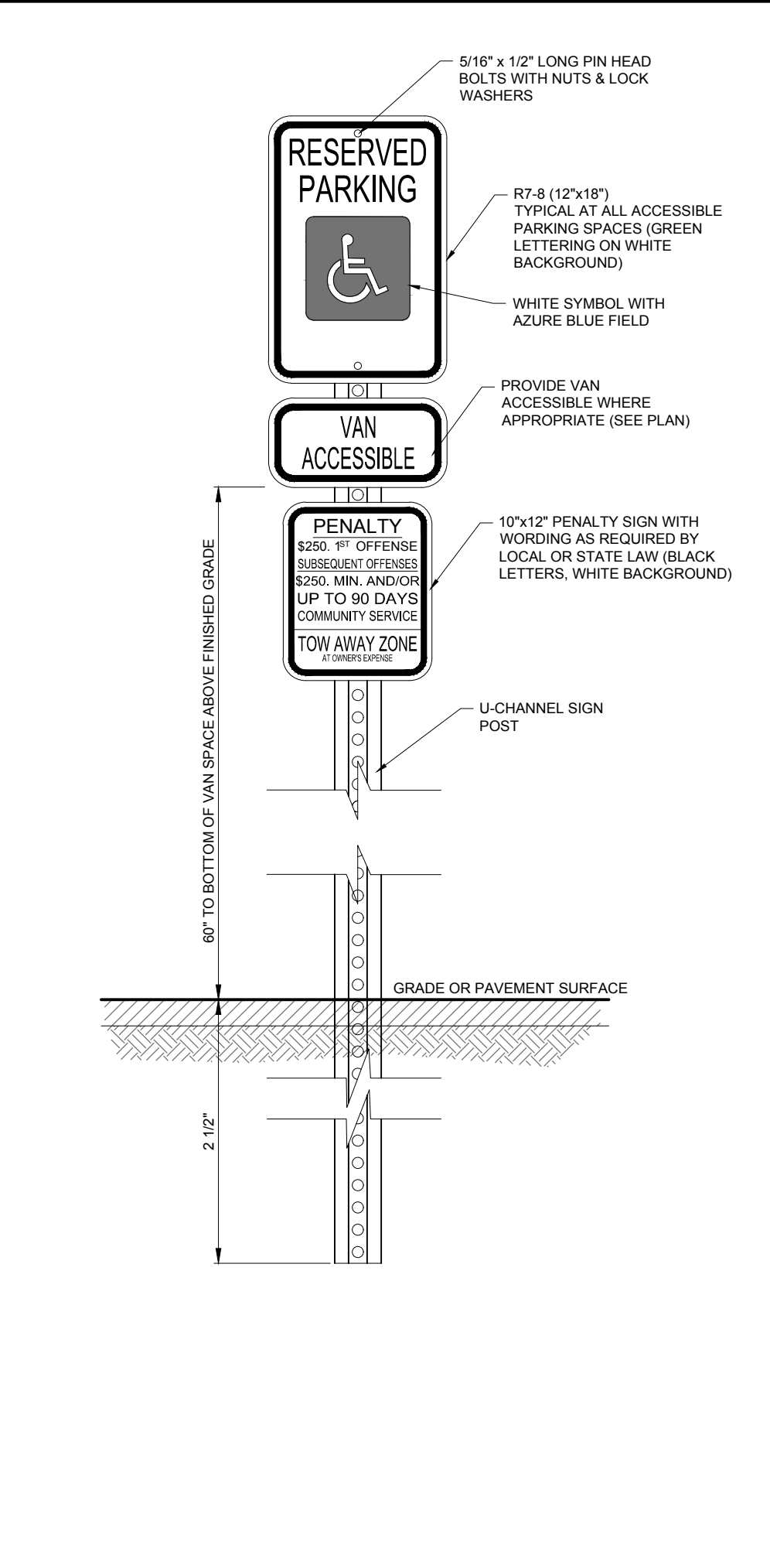
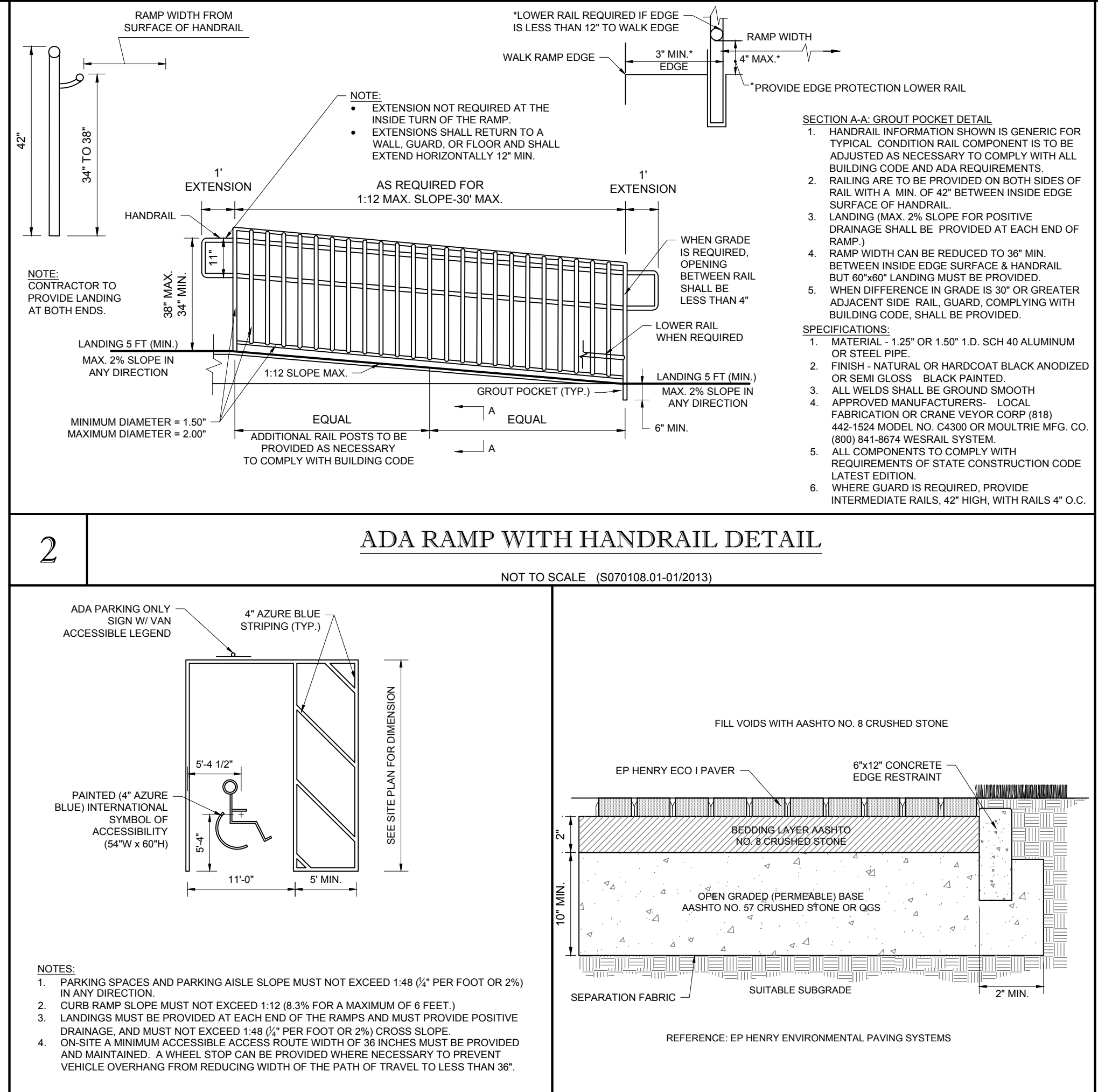
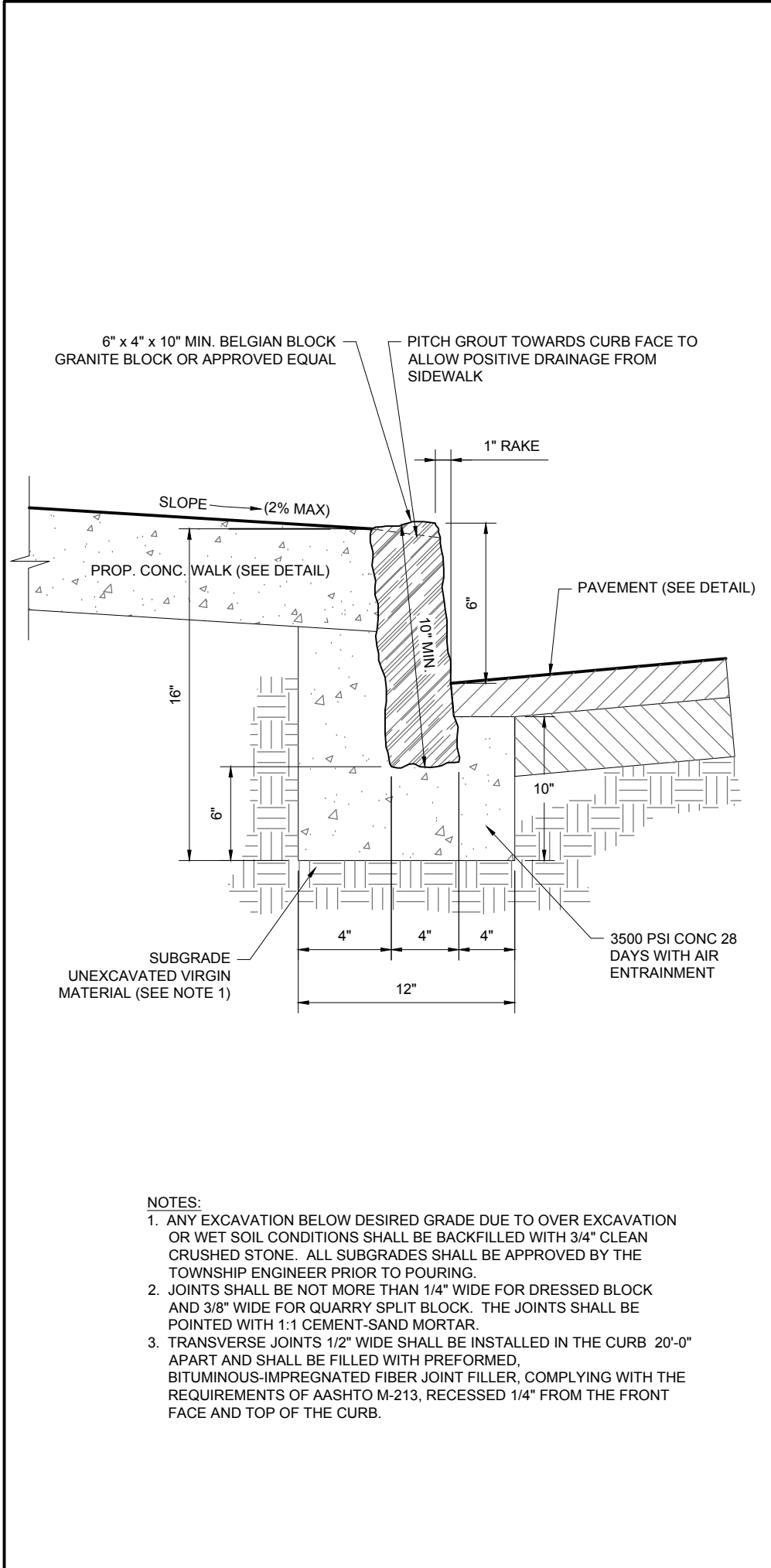
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 45344
NEW YORK LICENSE No. 079512

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
8
OF 11

REVISION 3 - 04/20/2017

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CAD I.D.: J150742-CDS-0A

PRELIMINARY & FINAL SITE PLAN FOR

Landmark developers

PROPOSED RESTAURANT WITH OUTDOOR SEATING

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SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

9

OF 11

REVISION 3 - 04/20/2017

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1. SCOPE OF WORK:
- A. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOILING, PLANTING AND MULCHING, INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS:
- A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE MOST CURRENT VERSION OF THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT OF NOT LESS THAN 6% BY WEIGHT AND A PH RANGE BETWEEN 4.5 TO 7.0. IT SHALL BE FREE OF ALL DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- C. LAWN - ALL DISTURBED AREAS ARE TO BE COVERED WITH A MINIMUM 4" THICK LAYER OF TOPSOIL AND SEEDING OR SOILING IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SEEDING SPECIFICATION ON THE APPROVED LANDSCAPE PLAN.
- D. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- E. SOIL SHALL BE STRONGLY ROOTED, WILD AND OVERSHADED TREE WITH A UNIFORM THICKNESS OF AT LEAST 1" SOIL INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD THE SOIL IN PLACE.
- F. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED OR SPECIFIED ON THE LANDSCAPE PLAN.
- G. FERTILIZER - ALL PLANTS SHALL BE DELIVERED TO THE SITE MOIST AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARDS BAGS AND MARKED WITH MANUFACTURER'S INSTRUCTIONS. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- H. THERE SHALL BE 2% EXCESS FERTILIZER FOR EACH SPECIES FOR GENERAL CONSIDERATION. A MINIMUM 10% NITROGEN, 0% PHOSPHORUS AND 0% POTASSIUM BY WEIGHT. A FERTILIZER LABORATORY AND THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.
- I. PLANT MATERIAL:
- A. ALL PLANTS SHALL BE ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION), AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE AMERICAN ASSOCIATION OF NURSERYMEN (AA) & ANLA, IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- B. PLANTS SHALL BE LOOSELY TAGGED WITH THE PROPRIETOR BOTANICAL NAME AND SIZE. TAGS ARE TO REMAIN AT LEAST ONE YEAR AFTER PLANTING. TAGS SHALL BE PLACED IN A VISIBLE LOCATION AND THE FINAL INSPECTION.
- C. TREES WITH LEAVES OR THE BARK, SUN SCALDS, DISCOLORATION OR CRACKS OF LINES OVER 1" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE SOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BRANCHES.
- D. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL EXHIBIT NORMAL GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, FEEDS ORS OR LARVAE.
- E. CALIPER MEASUREMENTS OF NURSERY-GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. PLANTS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- F. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES:
- A. THE CONTRACTOR SHALL UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STORAGED OR DISPOSED OF.
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTORS EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS:
- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH THE GENERAL WORK PROCEDURES OUTLINED HEREIN.
- B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LINE OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. THE CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR THE DURATION OF THE PROJECT AND WARRANTY PERIOD FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. THE CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
- C. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF N.J.S.A. 42:27, 42:40, 42:41, 42:42, 42:43, 42:44, 42:45, 42:46, 42:47, 42:48, 42:49, 42:50, 42:51, 42:52, 42:53, 42:54, 42:55, 42:56, 42:57, 42:58, 42:59, 42:60, 42:61, 42:62, 42:63, 42:64, 42:65, 42:66, 42:67, 42:68, 42:69, 42:70, 42:71, 42:72, 42:73, 42:74, 42:75, 42:76, 42:77, 42:78, 42:79, 42:80, 42:81, 42:82, 42:83, 42:84, 42:85, 42:86, 42:87, 42:88, 42:89, 42:90, 42:91, 42:92, 42:93, 42:94, 42:95, 42:96, 42:97, 42:98, 42:99, 43:1, 43:2, 43:3, 43:4, 43:5, 43:6, 43:7, 43:8, 43:9, 43:10, 43:11, 43:12, 43:13, 43:14, 43:15, 43:16, 43:17, 43:18, 43:19, 43:20, 43:21, 43:22, 43:23, 43:24, 43:25, 43:26, 43:27, 43:28, 43:29, 43:30, 43:31, 43:32, 43:33, 43:34, 43:35, 43:36, 43:37, 43:38, 43:39, 43:40, 43:41, 43:42, 43:43, 43:44, 43:45, 43:46, 43:47, 43:48, 43:49, 43:50, 43:51, 43:52, 43:53, 43:54, 43:55, 43:56, 43:57, 43:58, 43:59, 43:60, 43:61, 43:62, 43:63, 43:64, 43:65, 43:66, 43:67, 43:68, 43:69, 43:70, 43:71, 43:72, 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