PRELIMINARY AND FINAL SITE PLAN

PREPARED FOR

VOSE APTS. URBAN RENEWAL, LLC

LOT 1, 2, 3, 9, 10, 11, 13 & 14 BLOCK 1006
SOUTH ORANGE AVENUE REDEVELOPMENT
VILLAGE OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

ADJACENT PROPERTY LISTING APPLICANT: Loathaber
TAXING DISTRICT ID SOUTH ORANGE TWP COUNTY OF ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1005 4	57 TAYLOR PLACE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1005 5	63 SCOTLAND ROAD	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1005 6	65 SCOTLAND ROAD	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1006 1	60 VOSE AVENUE	4A	YOUSEF, GEORGE & JANET 11 CORAIL HILL ROAD SHORT HILLS, N.J. 07078
1006 2	66 VOSE AVENUE	4A	T. & R. COMPANY 66 VOSE AVENUE SOUTH ORANGE, N.J. 07079
1006 3	60 VOSE AVENUE	4A	THE RAJPURA FAMILY, LTD. PTRSHP. 31 KINGWOOD ROAD DUNSTER,N.J. 07931
1006 8	52 TAYLOR PLACE	4A	VOSE AVE. APTS. URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 SOUTH ORANGE, NJ 07052
1006 9	60 TAYLOR PLACE	4A	VOSE AVE APTS URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1006 3	62 TAYLOR PLACE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1006 4	13 SCOTLAND ROAD	4A	13 REALTY MANAGEMENT, LLC 24 SOUTH VALLEY RD WEST ORANGE, NJ 07052
1006 5	5-11 SCOTLAND ROAD	4A	VILLAGE SQUARE I LLC 826 MORRIS TPKE SHORT HILLS, NJ 07078
1006 6	75 SOUTH ORANGE AVENUE	4A	VILLAGE SQUARE I LLC 826 MORRIS TPKE SHORT HILLS, NJ 07078
1006 7	71 SOUTH ORANGE AVENUE	4A	VILLAGE SQUARE I LLC 826 MORRIS TPKE SHORT HILLS, NJ 07078
1006 8	67-69 SOUTH ORANGE AVENUE	4A	VILLAGE SQUARE I LLC 826 MORRIS TPKE SHORT HILLS, NJ 07078
1006 9	65 SOUTH ORANGE AVENUE	4A	VOSE AVE APTS URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1006 10	59 SOUTH ORANGE AVENUE	4A	VOSE AVE APTS URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1006 11	57 SOUTH ORANGE AVENUE	4A	VOSE AVE APTS URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1006 12	52 SOUTH ORANGE AVENUE	4A	TMJ REALTY INC 8 RUTGERS COURT MORELAND, N.J. 07060

ADJACENT PROPERTY LISTING APPLICANT: Loathaber
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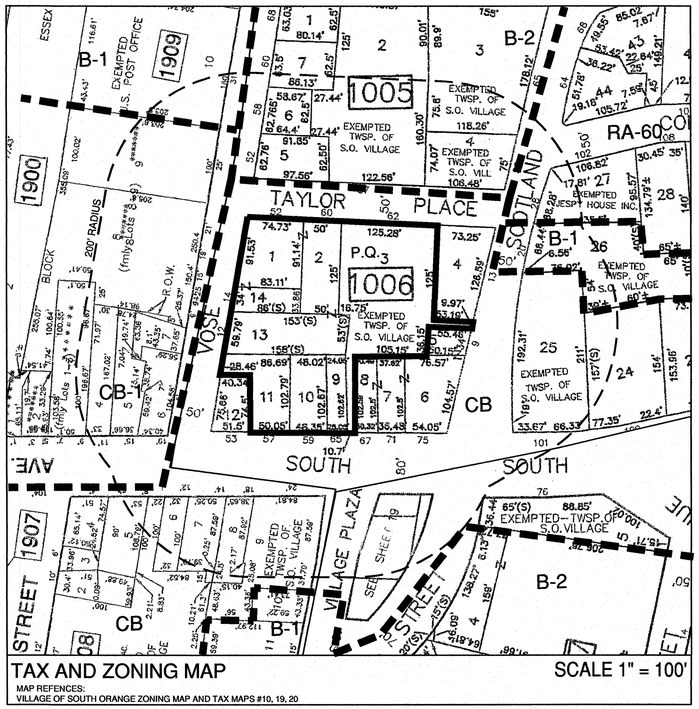
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1006 13	58 VOSE AVENUE	4A	VOSE AVE APTS URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1007 14	109-113 SO. ORANGE AVENUE 4A		181 REALTY MANAGEMENT, LLC 24 SOUTH VALLEY ROAD WEST ORANGE, N.J. 07052
1007 25	101 SOUTH ORANGE AVENUE 4A		101 SO ORANGE AVE URBAN RENEWAL,LLC 926 NORTHFIELD AVE #1 ORANGE CITY, NJ 07035
1007 26	20 SCOTLAND ROAD	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1007 27	28 SCOTLAND ROAD	15D	CHIEF HOUSE INC. 100 WINDROSE STREET SOUTH ORANGE, N.J. 07079
1008 1	12 ELGAR STREET	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1008 4	2-4 SO ORANGE AVENUE	4A	NIZAM LLC 257 JAMES AVE. FRANKLIN 07023
1008 5	6-8 S ORANGE AVE	4A	6 SOUTH ORANGE LLC 98 HARRISON AVENUE MORRISTOWN, NJ 07962
1008 6	12 SOUTH ORANGE AVENUE	4A	NOAH ONG L.L.C. 3620 S. OCEAN BLVD HIGHLAND BEACH, FL 33487
1008 7	14 SOUTH ORANGE AVENUE	4A	18 REALTY MANAGEMENT, LLC 24 SOUTH VALLEY ROAD WEST ORANGE, NJ 07052
1008 8	18 S ORANGE AVE	4A	WLTH, INC 45 EMMA COURT SOUTH ORANGE, NJ 07079
1008 9	24 SOUTH ORANGE AVENUE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1008 10	4 VILLAGE PLAZA	4A	BOOKHOUSE S.O., LLC/ K CHERELLA 236 JACOBUS CREEK RUNS TITUSVILLE, NJ 08560
1009 2,3	1-2 SOUTH ORANGE AVENUE 2		SO OR AVE PROP URBAN REMOVAL/PATCH 1-2 SOUTH ORANGE AVENUE SOUTH ORANGE, N.J. 07079
1009 4	11 SOUTH ORANGE AVENUE 4A		WESTONIA / THOMSON REUTERS PCE 2429 CARLSBAD, CA 92388
1009 5	15 SOUTH ORANGE AVENUE 4A		15 S.O. AVE., LLC 15 SOUTH ORANGE AVENUE SOUTH ORANGE, N.J. 07079
1009 6	19 SOUTH ORANGE AVENUE 4A		SOUTH ORANGE ASSOC C/O APTS MGMT 331 RO LIVINGSTON AVE 201 LIVINGSTON, N.J. 07039
1009 8	5-25 VOSE AVE 1		EAGLE URBAN RENEWAL LLC/VOSE AVE 12 SO ORANGE AVE. 3RR SOUTH ORANGE, NJ 07079

ADJACENT PROPERTY LISTING APPLICANT: Loathaber
TAXING DISTRICT ID SOUTH ORANGE TWP COUNTY OF ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1900 10	31 VOSE AVENUE	15C	UNITED STATES POST OFFICE 31 VOSE AVENUE SOUTH ORANGE, N.J. 07079
1910 1	10 VILLAGE PLAZA	4A	VILLAGE PLAZA PROP/O MULBERRY 99 LAWRENCE DAIRE SHORT HILLS, N.J. 07078
1910 2	50 SOUTH ORANGE AVENUE	4A	VILLAGE PLAZA PROP/O MULBERRY 99 LAWRENCE DAIRE SHORT HILLS, N.J. 07078
1910 3	VILLAGE PLAZA	15C	TOWNSHIP OF SO ORANGE VILLAGE 76 SO ORANGE AVE #302 SO ORANGE, NJ 07079
2002 4	76 SOUTH ORANGE AVENUE	4A	SOUTH ORANGE PROPERTY,LLC 24 SO ORANGE AVE. #1A3D SOUTH ORANGE, N.J. 07079
2002 5	66 SOUTH ORANGE AVENUE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE,N.J. 07079

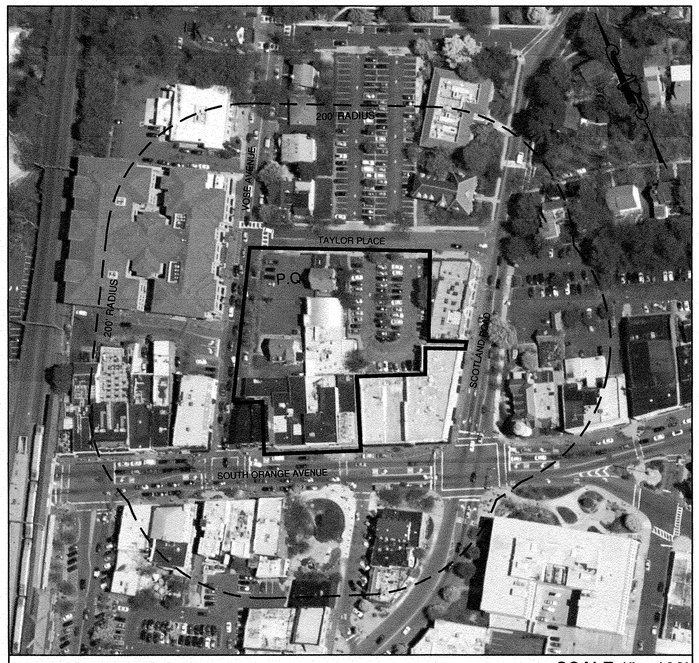
UTILITIES

1. New Jersey American Water
   167 John F Kennedy Pkwy – Bldg A
   Short Hills New Jersey 07078
2. Public Service Electric & Gas Co.
   Manager – Corporate Properties
   80 Park Place, T6B
   Newark, New Jersey 07102
3. Verizon
   540 Broad Street
   Newark, New Jersey 07101
4. CABLEVISION
   186 West Mark Street
   Newark, New Jersey 07103



TAX AND ZONING MAP — SCALE 1" = 100'

MAP REFENCES:
VILLAGE OF SOUTH ORANGE ZONING MAP AND TAX MAPS #10, 19, 20



AERIAL PHOTOGRAPHY — SCALE 1" = 100'

MAP REFENCES:
TAKEN FROM NJGIN WAREHOUSE 2015

SITE DATA CHART

OWNER & APPLICANT:	VOSE APTS. URBAN RENEWAL, LLC 447 NORTHFIELD AVENUE, SUITE 200 WEST ORANGE, NJ 07052
PROPERTY:	LOT 1, 2, 3, 9, 10, 11, 13 & 14 BLOCK 1006 AREA = 1.403± ACRES (61,147 SF)
ZONE:	VOSE+ TAYLOR REDEVELOPMENT PLAN
EXISTING USE: MIXED USE	PROPOSED USE: MIXED USE

DESCRIPTION	CODE (CBD)	EXISTING	PROPOSED	COMPLIANCE
AREA YARD AND BULK REGULATIONS				
DWELLING UNITS	110 MAX.	-	111 UNITS	YES*
AFFORDABLE HOUSING	20% OR 22 UNITS	-	22 UNITS	YES
OFF-SITE AFFORDABLE HOUSING	50% MAX.	-	11 UNITS	YES
COMMERCIAL SPACE	24,000 SF MAX.	-	19,915 SF	YES
MIN. LOT AREA	47,000 SF	61,147 SF	61,147 SF	YES
MINIMUM LOT WIDTH	230 FT	208.1 FT	208.1 FT	NO
MINIMUM LOT DEPTH	260 FT	284.4 FT	284.4 FT	YES
MAX. IMPERVIOUS COVERAGE	95%	91.8%	100%	NO
MAX. BUILDING COVERAGE	95%	-	84.1 %	YES
MIN. SETBACK - SOUTH ORANGE AVE	0 FT	-	9.1 FT	YES
MAX. SETBACK - SOUTH ORANGE AVE	22 FT	-	21.1 FT	YES
MAX. BUILDING HEIGHT	5 STORIES/66 FT	-	5 STORIES/65.2 FT	YES
PARKING AND LOADING				
MIN. PARKING SPACES	180 SPACES	-	205 SPACES	YES
MAX. PARKING SPACES	198 SPACES	-	205 SPACES	NO
MIN. BICYCLE SPACES	66 SPACES	-	66 SPACES	YES
SMALL CAR STALL %	25%	-	25%	YES
STALL SIZE	8.5'X18' (REGL) 8'X16' (SMALL)	-	8.5'X18' (REGL) 8'X16' (SMALL)	YES

* ONE UNIT RESERVED FOR BUILDING OPERATIONS STAFF SHALL NOT BE COUNTED AS PART OF THE OVEFALL RESIDENTIAL DENSITY

LIST OF DRAWINGS

SHEET NO.	NAME	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING, LLC
SP-2	LAYOUT PLAN	PETRY ENGINEERING, LLC
SP-3	GRADING AND DRAINAGE PLAN	PETRY ENGINEERING, LLC
SP-4	SOIL EROSION SEDIMENT CONTROL PLAN	PETRY ENGINEERING, LLC
SP-5	CONSTRUCTION DETAILS (1 OF 2)	PETRY ENGINEERING, LLC
SP-6	CONSTRUCTION DETAILS (2 OF 2)	PETRY ENGINEERING, LLC
C1 - A10	ARCHITECTURAL PLANS	MARCHETTO HIGGINS STIEVE
L-001 - L-503	LANDSCAPING PLANS	ARTERIAL, LLC

APPROVALS
VILLAGE OF SOUTH ORANGE BOARD

PLANNING BOARD CHAIRPERSON DATE

PLANNING BOARD SECRETARY DATE

TOWNSHIP ENGINEER DATE

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REVISION	DESCRIPTION	DATE	BY
3	ISSUED FOR PLANNING BOARD SUBMITTAL	7/10/2020	JMP
2	REVISED FOR SESC SUBMISSION	6/18/2020	AHH
1	REVISED FOR PRELIMINARY SUBMISSION	5/28/2020	AHH

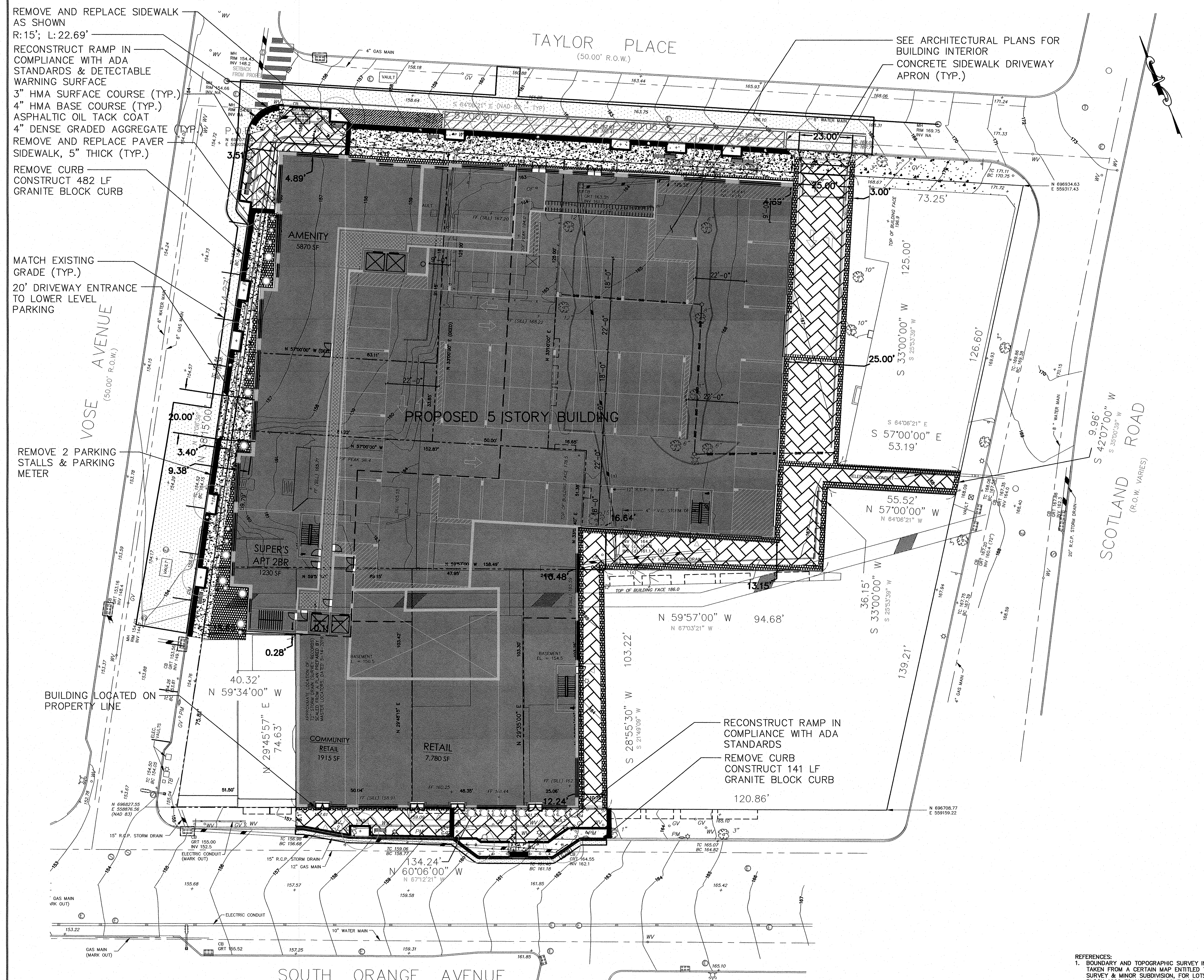
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LOT 1, 2, 3, 9, 10, 11, 13 & 14 BLOCK 1006
SOUTH ORANGE AVENUE REDEVELOPMENT
VILLAGE OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE SHEET

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28155600
100 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL (973) 227-7004 FAX (973) 227-7074

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED: 04/29/2020

Designer: JMP
Draftsman: AHH
Checked By: JMP
Project No.: 19-0078
Scale: AS NOTED
Sheet: SP-1



NOTES:

1.) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PLOTTED USING FIELD DATA, UTILITY MARKINGS AND/OR RECORDS FURNISHED BY VARIOUS AGENCIES. PETRY ENGINEERING, LLC. MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE UTILITY LOCATIONS AS PLOTTED ON THIS PLAN. THIS PLAN DOES NOT IMPLY THAT NO OTHER UTILITIES MAY BE PRESENT ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY GROUND DISTURBANCE.

2.) AT EXISTING DRIVEWAY APRONS TO BE ABANDONED, EXISTING APRONS AND DEPRESSED CURBS SHALL BE REMOVED, NEW CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CONCRETE SIDEWALK DETAIL" AND THE DEPRESSED CURBS SHALL BE REPLACED WITH NEW GRANITE BLOCK CURB, NEW CURBS SHALL MATCH EXISTING CURBS.

3.) CERTAIN ROOF LEADERS SHALL BE CONNECTED TO THE STORM SEWER DETENTION SYSTEM.

THE ENTIRE EXISTING SITE IS SCHEDULED FOR DEMOLITION

DEMOLITION NOTES

1) THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON FIELD OBSERVATIONS OF SURFACE EVIDENCE AND CERTAIN INFORMATION CONTAINED IN THE PUBLIC RECORD, AND RECORD DATA PROVIDED BY OWNER.THIS PLAN IN NO WAY REPRESENTS ANY GUARANTEE, EXPRESS OR IMPLIED, TO THE ACCURACY OF THESE PLOTTED LOCATIONS, ADDITIONALLY, THIS PLAN MAKES NO GUARANTEE THAT UTILITIES AND OTHER SUBSURFACE UTILITIES AND OTHER SUBSURFACE STRUCTURES SHOWN ON THIS PLAN ARE THE ONLY SUBSURFACE STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE DEMOLITION OR SUBSEQUENT CONSTRUCTION ASSOCIATED WITH THIS OR ANY OTHER PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ANY SUPPLEMENTAL OR VERIFYING INVESTIGATIONS RELATED TO THE LOCATION, SIZE AND NATURE OF UNDERGROUND STRUCTURES WHICH MAY IMPACT THE WORK ON OR NEAR THIS SITE.

2) DISCONNECTION OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH OWNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE UTLILITY AUTHORITY CONCERNED. THE CONTRACTOR WILL PROVIDE THE OWNER WITH WRITTEN CONFIRMATION FROM UTLITIY COMPANIES THAT ALL SERVICE TO THE SITE HAS BEEN TERMINATED PRIOR TO THE CAPPING, ABANDONMENT, OR REMOVAL OF ANY SUCH UTLITITIES.

3) EXISTING BUILDINGS, STRUCTURES, CURBS, UTILITIES, SIGNS, LANDSCAPING AND ANY OTHER IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. SHOULD DAMAGES OCCUR, THE OWNER SHALL BE NOTIFIED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

4) ALL CONCRETE SLABS, FLOORS, BARRIERS, CURBS AND SIDEWALKS DESIGNATED FOR DEMOLITION SHALL BE COMPLETELY REMOVED FROM THE SITE.

5) WALLS, BEAMS, COLUMNS, FLOORS, SLABS, PAVEMENTS, RAMPS, FOOTINGS AND ALL OTHER BUILDING COMPONENTS OR APPURTENANCES DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THE RESULTING DEPRESSIONS SHALL BE FILLED AND COMPACTED AS DIRECTED, USING ONLY SUITABLE MATERIAL FROM ON-SITE OR APPROVED MATERIAL FROM OFF-SITE. NO DEBRIS FROM DEMOLITION OR OTHER UNSUITABLE MATERIAL SHALL BE USED. IN SPECIAL CASES, DEEP SEATED CONCRETE OR MASONRY STRUCTURES WHICH WILL NOT INTERFERE WITH SUBSEQUENT CONSTRUCTION MAY REMAIN IN PLACE IF SO APPROVED BY THE OWNER'S ENGINEER.

6) FOLLOWING THE DEMOLITION AND REMOVAL OF ALL IMPROVEMENTS SO DESIGNATED, THE DISTURBED AREA SHALL BE GRADED, AS DIRECTED BY THE OWNER'S ENGINEER, SO THAT THE RESULTING LANDFORM WILL NOT ALLOW FOR PONDING OR THE FORMATION OF GULLIES RESULTING FROM STORMWATER RUN-OFF.

7) CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL.

8) CONTRACTOR TO COORDINATE REMOVAL OF ANY EXISTING SITE LIGHTING WITH THE APPROPRIATE UTILITY COMPANY. LIGHT POLES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED.

9) AT EXISTING DRIVEWAY APRONS TO BE ABANDONED, EXISTING APRONS AND DEPRESSED CURBS SHALL BE REMOVED, NEW CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CONCRETE SIDEWALK DETAIL" AND THE DEPRESSED CURBS SHALL BE REPLACED WITH NEW GRANITE BLOCK CURB, NEW CURBS SHALL MATCH EXISTING CURBS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DESCRIPTION	DATE	BY
3	ISSUED FOR PLANNING BOARD SUBMITTAL	7/6/2020	JMP
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1	REVISED FOR PRELIMINARY SUBMISSION	5/28/2020	AHH

PREPARED FOR

VOSE APTS. URBAN RENEWAL, LLC

LOT 1, 2, 3, 9, 10, 11, 13 & 14 BLOCK 1006
SOUTH ORANGE AVENUE REDEVELOPMENT
VILLAGE OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

LAYOUT SHEET

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28155900
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL. (973) 227-7004 FAX (973) 227-7074

Designer: JMP
Draftsman: AHH
Checked By: JMP
Project No.: 19-0078
Scale: 1:20
Sheet: SP-2

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED: 04/29/2020

CAUTION: *IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.*

REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED TOPOGRAPHIC SURVEY & MINOR SUBDIVISION, FOR LOTS 1-3 &9-17, BLOCK 1006 TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY NEW JERSEY SIGNED BY MICHAEL PRONESTI, NJLS# 37605 DATED 06/18/19.
2. ARCHITECTURAL INFORMATION TAKEN FROM PLANS FROM MARCHETTO HIGGINS STIEVE ARCHITECTS DATED 03/25/2020.

SUBSURFACE DETENTION SYSTEM
3' DIA. WT HDPE PIPE
3–250 LF LENGTHS OF N–12 PIPE W/ HEADERS
3' DIA. PIPE INVERT 150.50

CONVERT TYPE "B" INLET TO TYPE "A" GRATE
GR 156.00

6" SANITARY SEWER LATERAL CONNECTION
42 LF @ 2%

CLEAN OUT
INV. 148.00

TC: 155.25
BC: 154.75
TC: 155.11
BC: 154.61

OUTLET STRUCTURE #1
6'x6' BOX
GR: 154.90
INV: 150.50 (36" IN)
INV: 150.50 (15" OUT)
3 BARRELS OF 2.5" ORIFICES, ELEV. 150.50,
6"X20" RECT. ORIFICE, ELEV: 152.00
4' WEIR, ELEV: 153.17

TC: 154.88
BC: 154.38

G 154.58

TDC: 154.42
BDC: 154.30

G 154.66

4' DIA. MANHOLE
RIM: 154.55
INV: 150.18 (15" IN/OUT)

37 LF 15" HDPE @ 0.86% MIN.

86 LF 15" HDPE @ 0.85% MIN.

98 LF 36" HDPE @ 0.00% MIN.

GAS SERVICE (TYP.)

8" FIRE WATER SERVICE (TYP.)

4" DOMESTIC WATER SERVICE (TYP.)

REMOVE TYPE "B" INLETS

TDC: 166.33
BDC: 166.20
TDC: 167.00
BDC: 166.87
G: 167.25

TDC: 167.48
BDC: 167.35

ENTRANCE TO SECOND LEVEL PARKING

REMOVE 58 LF OF 12" RCP STORM PIPE

REMOVE 157 LF OF 12" RCP STORM PIPE

CONTRACTOR TO CONNECT DOWNSPOUTS OF ROOF TO SUBSURFACE DETENTION SYSTEM

CONVERT TYPE "B" INLET TO TYPE "A" GRATE
GR 165.89
PROTECT EXISTING 72" STORM DRAIN
REMOVE AND REPLACE CURB & SIDEWALK

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(IN FEET)
1 inch = 20 ft.

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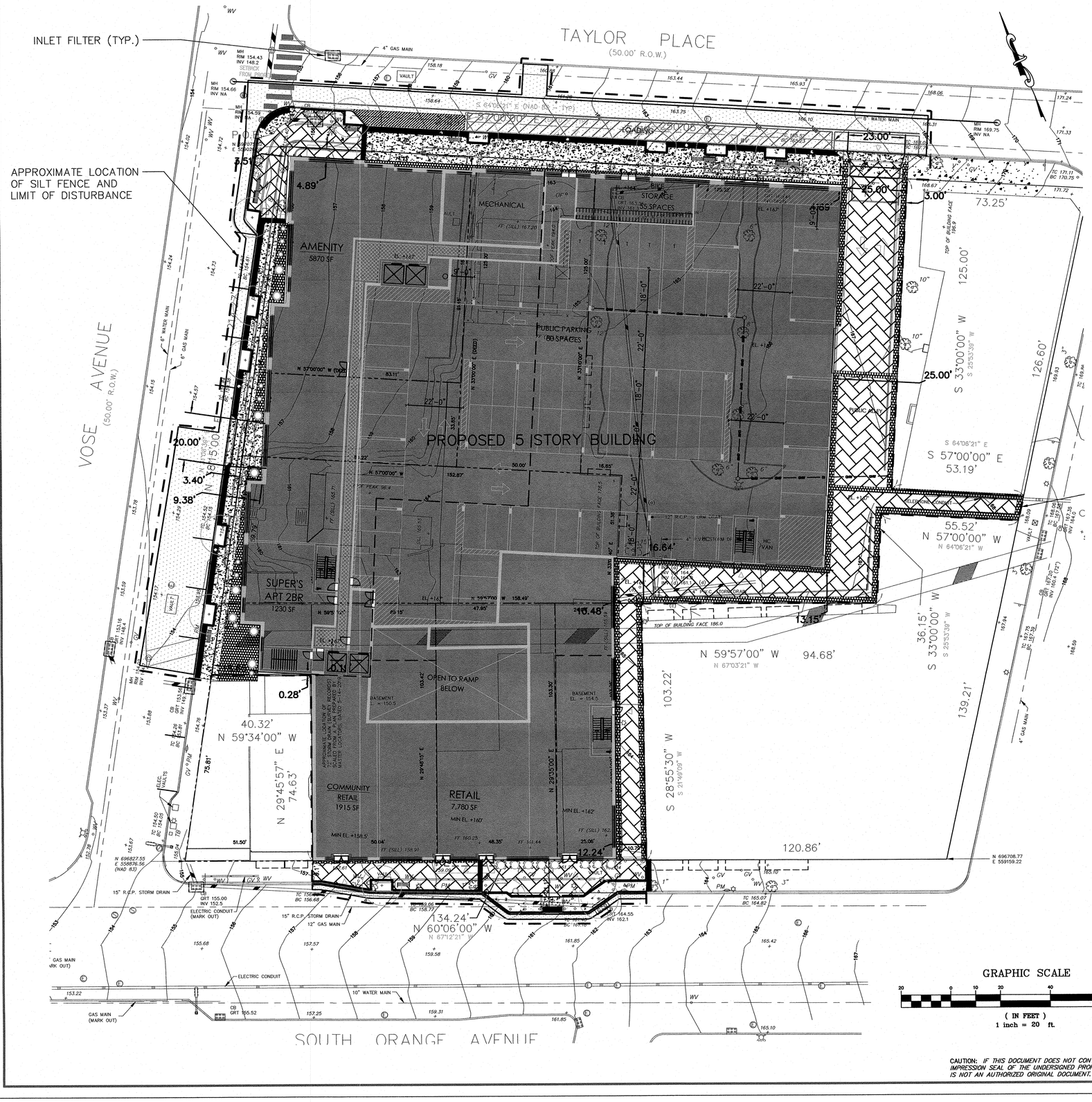
GRADING, DRAINAGE & UTILITY PLAN

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28155500
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL. (973) 227-7054 FAX (973) 227-7074

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662

DATED: 04/29/2020

Designer: JMP
Draftsman: AHH
Checked By: JMP
Project No.: 19-0078
Scale: 1:20
Sheet: SP-3



SOIL EROSION AND SEDIMENT CONTROL NOTES

(To be included on the signed erosion control plan sheet)

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the **"New Jersey Standards for Soil Erosion and Sediment Control"** 7th Edition **last revised July 2017, effective December 2017.** These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.

2. Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent restabilization is established.

3. *Seeding Dates:* The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall – 8/15 – 10/1

4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established

5. 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.

6. 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.

7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.

8. 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

9. **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 restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.

10. 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.

11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is **required**, as per the Standards for Topsoiling and Land Grading, effective December 2017.

12. All plan revisions must be submitted to the District for proper review and approval.

13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ -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.

14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.

15. **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.**

TEMPORARY STABILIZATION

SOILS EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, SHALL BE SEEDED & HAY MULCHED AND STABILIZED WITH TEMPORARY VEGETATIVE COVER OR OTHER APPROVED.

1. STREETS, DRIVEWAYS AND PARKING AREAS NOT SCHEDULED FOR PAVING WITHIN THE ALLOTTED TIME FRAME SHALL BE STABILIZED USING PAVEMENT SUBBASE COURSE. THIS SUBBASE COURSE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
2. ALL AREAS NOT SCHEDULED FOR PAVING SHALL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING FOLLOWING ROUGH GRADING.
3. APPLY FERTILIZER AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF. OF 10–20–10 EQUIVALENT. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRES.
4. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
5. TEMPORARY SEEDING WILL BE A MIX OF ANNUAL RYEGRASS OR PERENNIAL RYEGRASS AT A RATE OF 100 LBS./ACRE OR 1 LB./1,000 SF.
6. UN–ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1–1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF.

PERMANENT STABILIZATION

1. ALL AREAS NOT SCHEDULED FOR CONSTRUCTION OR LANDSCAPING TO BE STABILIZED USING SEED MIXTURE NO. 13 CONSISTING OF HARD FESCUE AND/OR CHEWING FESCUE AT A RATE OF 175 LBS./ACRE (4 LBS/1,000 SF), STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS & KENTUCKY BLUEGRASS (BLEND), BOTH AT A RATE OF 45 LBS/ACRE (1LB/1000 SF)
2. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO SPREAD TOPSOIL AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF OF 10–10–10 EQUIVALENT.
3. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
4. REMOVE ALL SURFACE DEBRIS AND STONES 2 INCHES OR LARGER.
5. UN–ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1–1/2 TO 2 TONS/ACRE (70 TO 90 LBS/1,000 SF.
6. INSPECT SEEDBED JUST BEFORE SEEDING IF TRAFFIC HAS LEFT THE SOIL COMPACTED. THE AREA MUST BE RE–TILLED AND FIRMED AS ABOVE.
7. A DEPTH OF 5 INCHES OF TOPSOIL (FIRMED IN PLACE) IS REQUIRED FOR ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

SEQUENCE OF CONSTRUCTION

1. INSTALL SEDIMENT FILTER FENCE. (DURATION: APPROX. 2 DAYS)
2. CONSTRUCTION IN ACCORDANCE WITH ARCHITECTURAL AND CIVIL DESIGN PLANS (DURATION: APPROX. 2 YEARS)
3. REMOVE AND REINSTALL FILTER FABRIC AS NEEDED TO ACCOMMODATE CONSTRUCTION SEQUENCING. (DURATION: APPROX. 1 DAY)
4. FINAL GRADING AND STABILIZATION (DURATION: APPROX. 2 DAYS)
5. UPON STABILIZATION OF ALL AREAS, REMOVE ALL SOIL EROSION DEVICES AND CLEAN ENTIRE DRAINAGE SYSTEM. (DURATION: APPROX. 1 DAY)

SOIL EROSION LEGEND

FILTER FABRIC FENCING & LIMIT OF DISTURBANCE

TOTAL AREA OF DISTURBANCE: 76,373 SQ.FT. OR 1.75± AC.

CAUTION: *IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.*

REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED TOPOGRAPHIC SURVEY & MINOR SUBDIVISION, FOR LOTS 1–3 &9–17, BLOCK 1006 TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY NEW JERSEY SIGNED BY MICHAEL PRONESTI, NJLS# 37605 DATED 06/18/19.
2. ARCHITECTURAL INFORMATION TAKEN FROM PLANS FROM MARCHETTO HIGGINS STIEVE ARCHITECTS DATED 03/25/2020.

REVISION	DESCRIPTION	DATE	BY
3	ISSUED FOR PLANNING BOARD SUBMITTAL	7/6/2020	JMP
2	REVISED FOR SESC SUBMISSION	6/18/2020	AHH
1	REVISED FOR PRELIMINARY SUBMISSION	5/28/2020	AHH

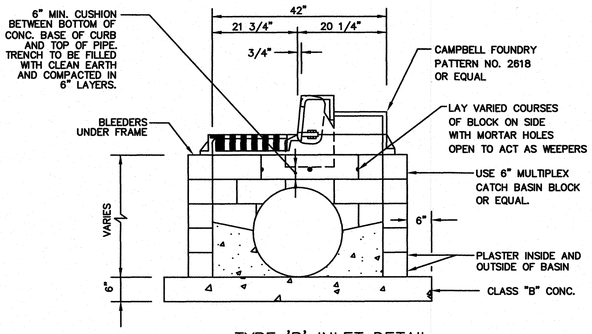
PREPARED FOR
VOSE APTS. URBAN RENEWAL, LLC
LOT 1, 2, 3, 9, 10, 11, 13 & 14 BLOCK 1006
SOUTH ORANGE AVENUE REDEVELOPMENT
VILLAGE OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

SOIL EROSION SEDIMENT CONTROL

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28155500
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL. (973) 227-7004 FAX (973) 227-7074

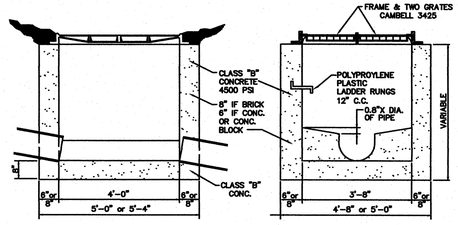
Designer: JMP
Draftsman: AHH
Checked By: JMP
Project No.: 19-0078
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Sheet: SP-4

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED: 04/29/2020

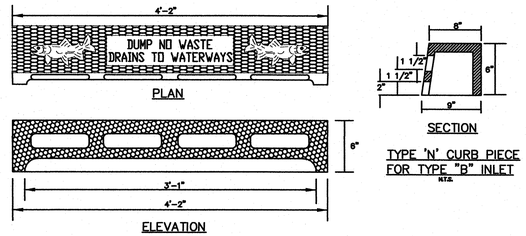


TYPE 'B' INLET DETAIL
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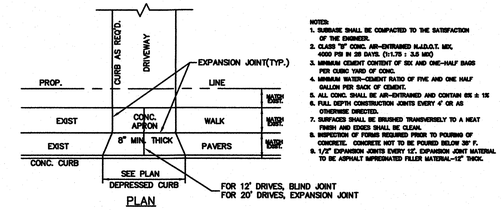
NOTE:
1.) THIS INLET MAY BE CONSTRUCTED OF BRICK, CONC. OR CONC. BLOCK, IF BRICK OR CONC. BLOCK IS USED THE BOTTOM SHALL BE AS SHOWN FOR CONC.
2.) DEPTH OF INVERT TO BE 0.80 THE DIAMETER OF THE MAIN SEWER THROUGH THE INLET.
3.) INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF 2" PER FOOT.

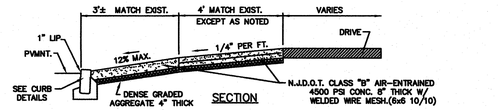


INLET TYPE "E" DETAIL
SCALE N.T.S.

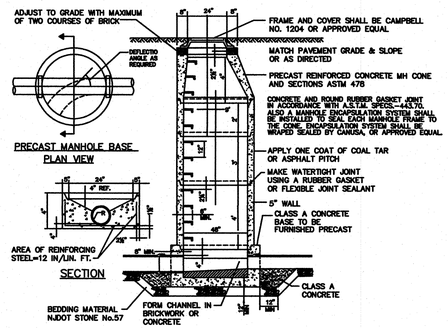


TYPE 'N' CURB PIECE FOR TYPE "B" INLET
N.T.S.

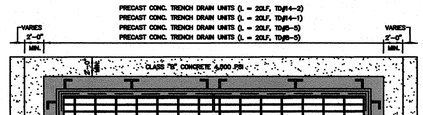


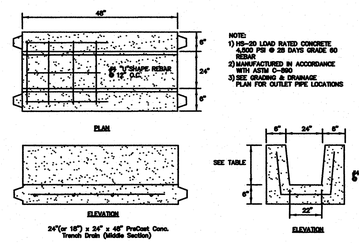


CONCRETE APRON DETAILS
SCALE – N.T.S.

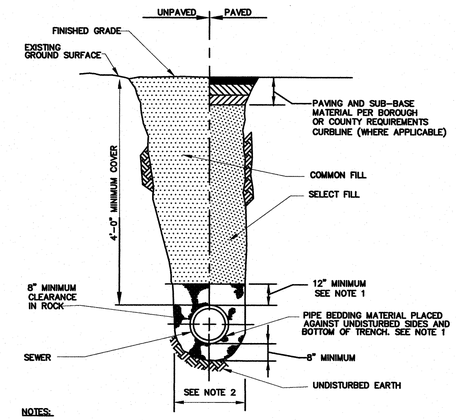


48" PRECAST CONCRETE MANHOLE



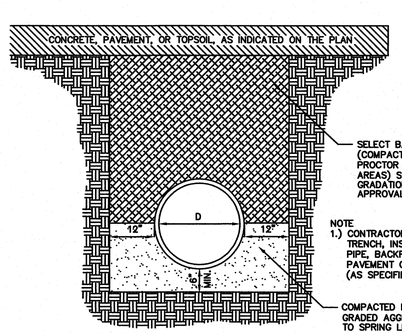


TRENCH DRAIN DETAIL
SCALE – N.T.S.



NOTES:
1. FOR PIPES OTHER THAN PVC, SELECT FILL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE.
2. PIPE TRENCH WIDTH SHALL BE PIPE OD +2'-0" MAXIMUM FOR PIPES 12" AND LARGER, FOR PIPES LESS THAN 12", TOTAL PIPE TRENCH WIDTH SHALL BE 3'-0".
3. TRENCHES LOCATED ON ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING.
4. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE OR EVERY 300 FT. WHICHEVER IS LESS.

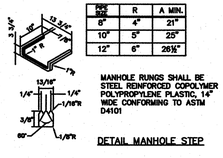
TYPICAL TRENCH DETAIL FOR 8" PVC SDR-35 SEWER PIPE
N.T.S.



NOTE
1.) CONTRACTOR TO EXCAVATE TRENCH, INSTALL BEDDING, PIPE, BACKFILL AND INSTALL PAVEMENT OR TOPSOIL AND GRASS (AS SPECIFIED)

PIPE TRENCH DETAIL WITHIN SITE
N.T.S.

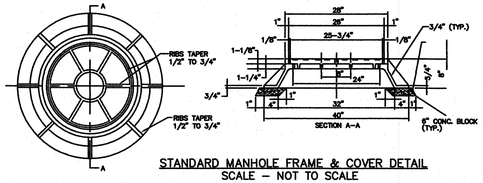
PIPE SIZE	R	A MIN.
8"	4"	21"
10"	5"	25"
12"	6"	26½"



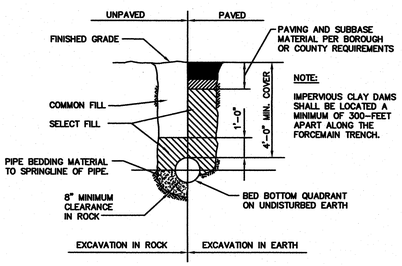
MANHOLE RUNGS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC, 14" WIDE CONFORMING TO ASTM D4101

DETAIL MANHOLE STEP

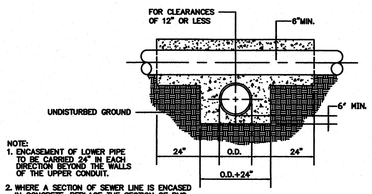
NOTES FOR MANHOLE FRAME AND COVER:
1) FRAME AND COVER CAMPBELL FOUNDRY PATTERN No. 1202 OR APPROVED EQUAL
2) NO VENT HOLES
3) MATERIAL GRAY CAST IRON
4) BEARING SURFACES OF FRAME AND COVER MACHINED
5) COVER TO BE LABELED "STORM SEWER" OR "SANITARY SEWER" AS REQUIRED BY TOWNSHIP STANDARDS
6) INSTALL RUBBER BOOT WATER TIGHT DEVICE AT SANITARY MANHOLE LOCATIONS SHOWN ON UTILITY PLAN



STANDARD MANHOLE FRAME & COVER DETAIL
SCALE – NOT TO SCALE

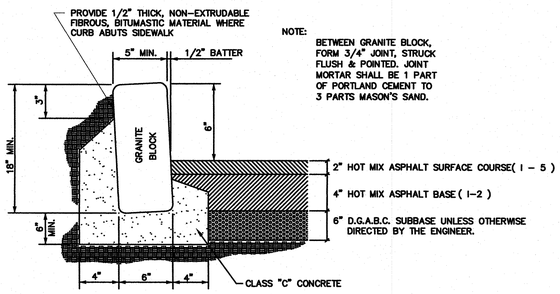


TYPICAL TRENCH DETAIL FOR UTILITIES
SCALE N.T.S.



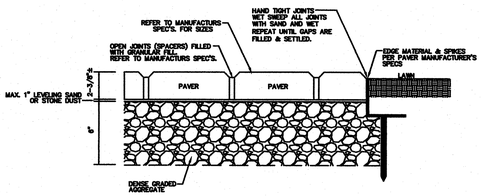
NOTE:
1. ENCASEMENT OF LOWER PIPE TO BE CARRIED 24" IN EACH DIRECTION BEYOND THE WALLS OF THE UPPER CONDUIT.
2. WHERE A SECTION OF SEWER LINE IS ENCASED IN CONCRETE, REPLACE THE SECTION OF PVC PIPE WITH DIP AT THE CROSSING. FLEXIBLE FERNCO ADAPTORS OR EQUAL SHALL BE USED TO TRANSITION BETWEEN PVC AND DIP PIPES.

UTILITY CROSSING
SCALE – N.T.S.



NOTE:
BETWEEN GRANITE BLOCK, FORM 3/4" JOINT, STRUCK FLUSH & POINTED. JOINT MORTAR SHALL BE 1 PART OF PORTLAND CEMENT TO 3 PARTS MASON'S SAND.

GRANITE BLOCK CURB & PAVEMENT DETAIL
SCALE N.T.S.



PAVER SECTION DETAIL
SCALE N.T.S.

GENERAL NOTES

1. INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE CONCRETE BLOCK OR PRECAST CONCRETE. WALLS SHALL BE 8 INCHES THICK IF BRICK AND 6 INCHES THICK IF CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE. INLET FOUNDATIONS AND INVERTS SHALL BE CLASS B CONCRETE.
2. CORBELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF 1/2 INCH PER 8 INCHES OF HEIGHT; MAXIMUM CORBEL 6 INCHES PER WALL.
3. EXCEPT FOR INLETS TYPE A AND C, FOUNDATIONS AND INVERTS SHALL BE CONSTRUCTED IN TWO STAGES, AND THE BOTTOM OF THE FOOTINGS SHALL BE 8 INCHES BELOW THE OUTER WALL OF THE LOWEST PIPE IN THE INLET.
4. WHEN THE DEPTH OF AN INLET THAT IS NOT PRECAST EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, WALLS BELOW A DEPTH OF 8 FEET SHALL BE 12 INCHES THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
5. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6 INCH THICK BED OF COMPACTED COARSE AGGREGATE SIZE NO. 57. THE COARSE AGGREGATE SHALL EXTEND 6 INCHES BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
6. CASTINGS FOR PRECAST INLETS SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12 INCHES MAXIMUM.
7. WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
8. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPES A, B, C, E, D-1, D-2 AND B MODIFIED:

DEPTH BELOW TOP OF GRATE	HORIZONTAL REINF.	VERTICAL REINF.
0' TO 10'-0"	#13 @ 10" C.C.	#13 @ 18" C.C.
10'-1" TO 15'-0"	#13 @ 9" C.C.	#13 @ 18" C.C.
15'-1" TO 20'-0"	#13 @ 6" C.C.	#13 @ 18" C.C.

REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.

ALTERNATE REINFORCEMENT

DEPTH BELOW TOP OF GRATE	
0' TO 10'-0"	WWF 3 x 6 W6 WIRES SPACED AT 3" TO RUN HORIZONTAL IN ALL CASES.
10'-1" TO 15'-0"	WWF 3 x 6 W6 ADD #10 BAR @ 18" HORIZONTAL
15'1" TO 20'0"	WWF 3 x 6 W6 ADD #10 BAR @ 9" HORIZONTAL OR ADD #13 BAR AT 15" HORIZONTAL

9. ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ITS AMENDMENTS.
10. FOR CAST IRON CLASS 30B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGYS AND PRODUCTS APPROVED PRODUCTS LIST.

REVISION	DESCRIPTION	DATE	BY
3	ISSUED FOR PLANNING BOARD SUBMITTAL	7/6/2020	JMP
1	REVISED FOR SESC SUBMISSION	6/18/2020	AHH

PREPARED FOR
VOSE APTS. URBAN RENEWAL, LLC
LOT 1, 2, 3, 9, 10, 11, 13 & 14 BLOCK 1006
SOUTH ORANGE AVENUE REDEVELOPMENT
VILLAGE OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

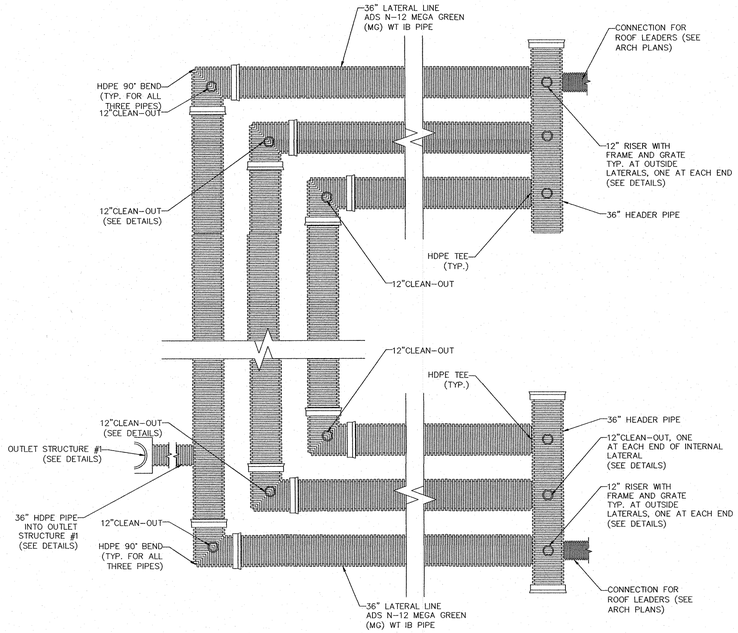
CONSTRUCTION DETAILS

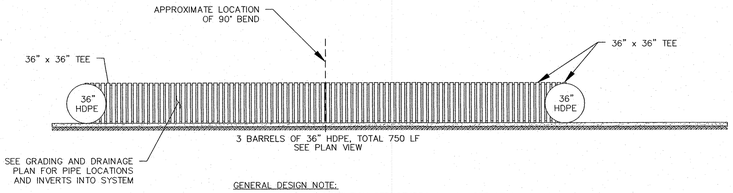
PETRY ENGINEERING, LLC
DIVISION OF CONSTRUCTION AFFAIRS LICENSE NUMBER 24GA28058900
105 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL. (973) 227-7004 FAX (973) 227-7074

Designer: JMP
Draftsman: AHH
Checked By: JMP
Project No.: 19-0078
Scale: AS NOTED
Sheet: SP-5

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36962 DATED: 04/29/2020

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.



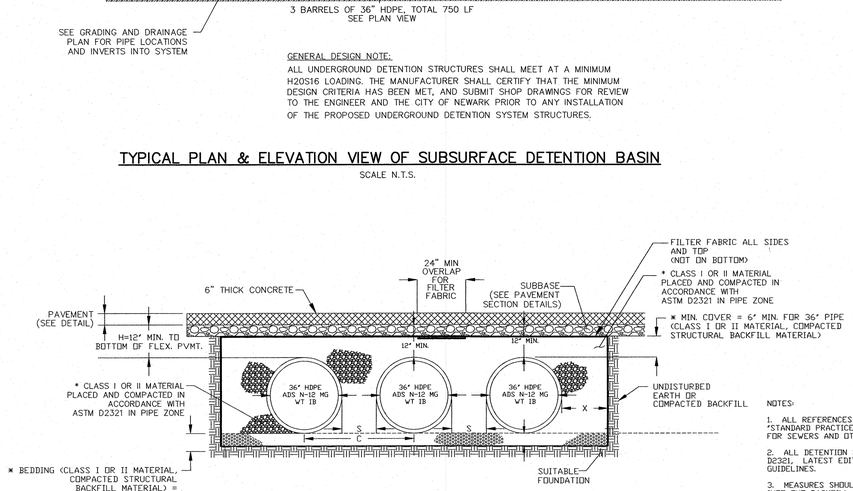


GENERAL DESIGN NOTE:

ALL UNDERGROUND DETENTION STRUCTURES SHALL MEET AT A MINIMUM H20S16 LOADING. THE MANUFACTURER SHALL CERTIFY THAT THE MINIMUM DESIGN CRITERIA HAS BEEN MET, AND SUBMIT SHOP DRAWINGS FOR REVIEW TO THE ENGINEER AND THE CITY OF NEWARK PRIOR TO ANY INSTALLATION OF THE PROPOSED UNDERGROUND DETENTION SYSTEM STRUCTURES.

TYPICAL PLAN & ELEVATION VIEW OF SUBSURFACE DETENTION BASIN

SCALE N.T.S.



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H (TO FLEX PVMT.)
36" (915 MM)	42" (1067 MM)	10' (458 MM)	60" (1524 MM)	18" (458 MM)	12" MIN. (305 MM)

TYPICAL CROSS SECTION OF STORMWATER BASIN

SCALE N.T.S.

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

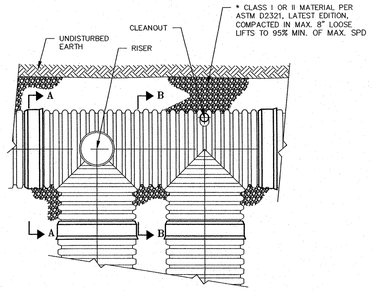
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

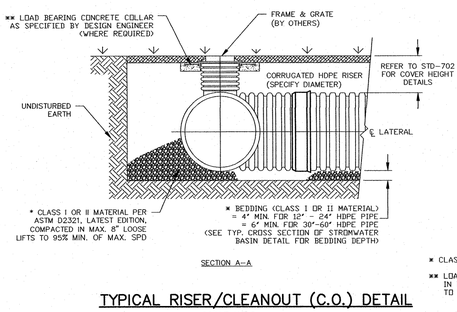
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

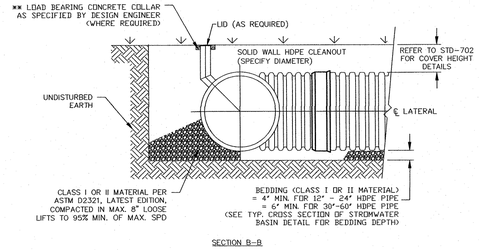
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. MINIMUM COVER: MINIMUM COVER OVER ALL DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.





SECTION A-A



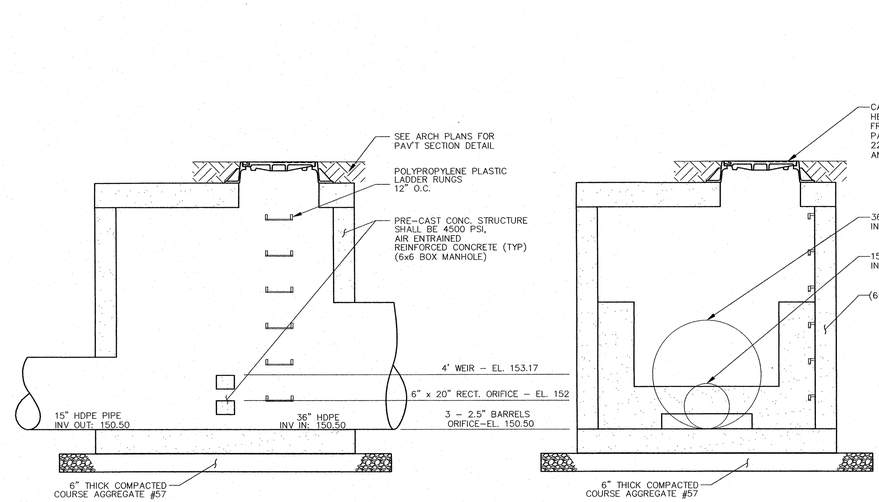
SECTION B-B

x CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS

** LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

TYPICAL RISER/CLEANOUT (C.O.) DETAIL

SCALE N.T.S.



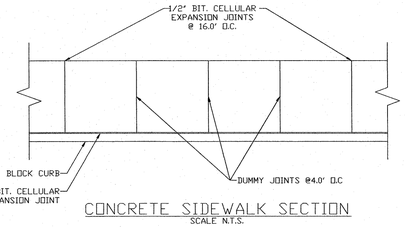
SECTION A-A

SECTION B-B

PLAN VIEW

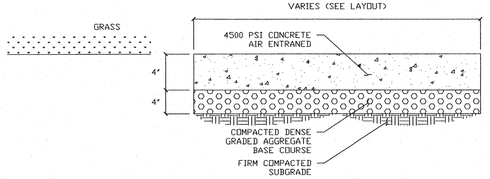
OUTLET STRUCTURE #1 6x6 BOX MANHOLE

SCALE N.T.S.



CONCRETE SIDEWALK SECTION

SCALE N.T.S.



CONCRETE SIDEWALK SECTION

SCALE N.T.S.

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REVISION	DESCRIPTION	DATE	BY
3	ISSUED FOR PLANNING BOARD SUBMITTAL	7/6/2020	JMP
1	REVISED FOR SESC SUBMISSION	6/18/2020	AHH

PREPARED FOR

VOSE APTS. URBAN RENEWAL, LLC

LOT 1, 2, 3, 9, 10, 11, 13 & 14 BLOCK 1006
SOUTH ORANGE AVENUE REDEVELOPMENT
VILLAGE OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

CONSTRUCTION DETAILS

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NJ PROFESSIONAL ENGINEER LIC. No. 36662

DATED: 04/29/2020

Designer: JMP	
Draftsman: AHH	
Checked By: JMP	
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