

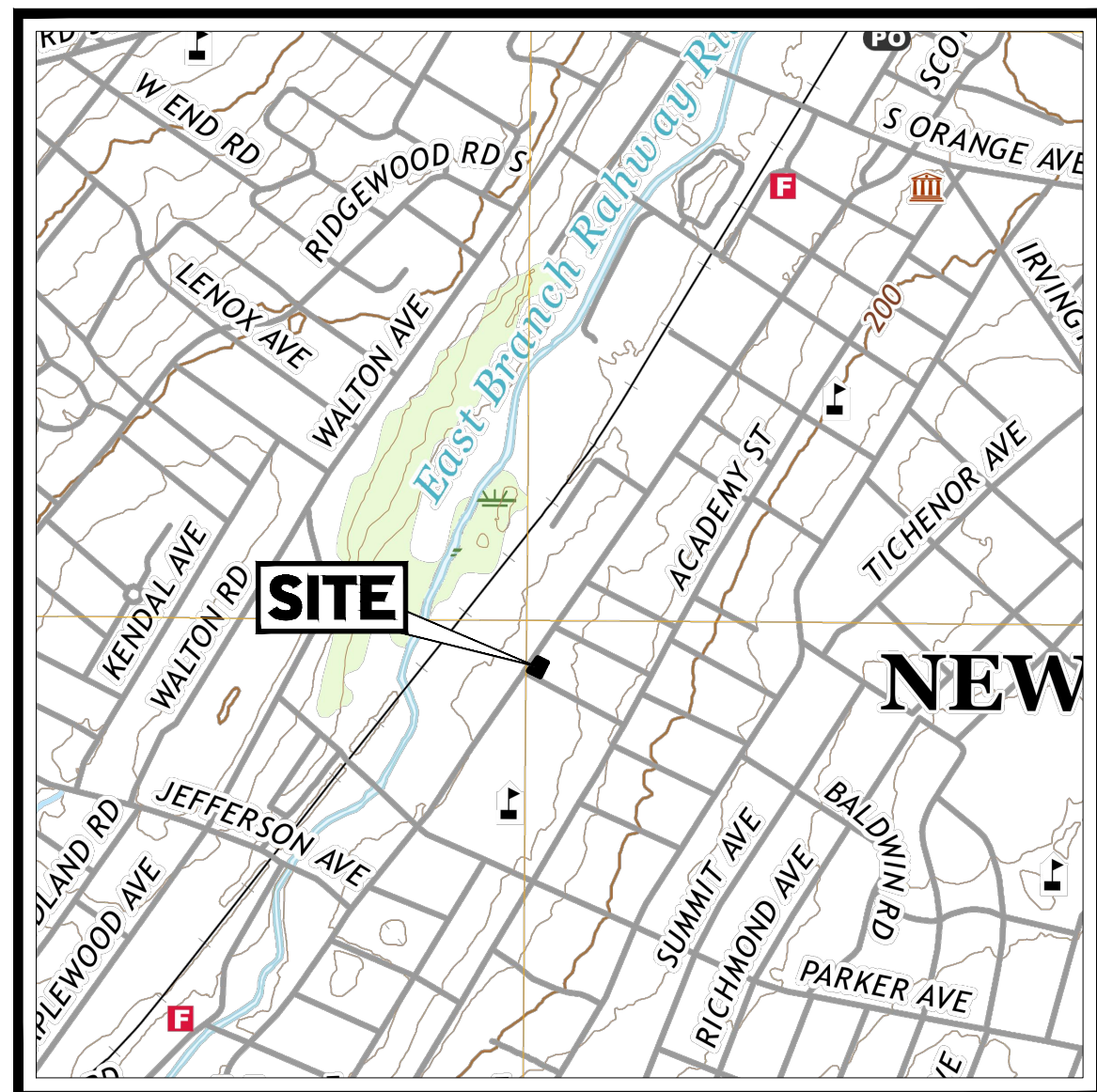
# PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

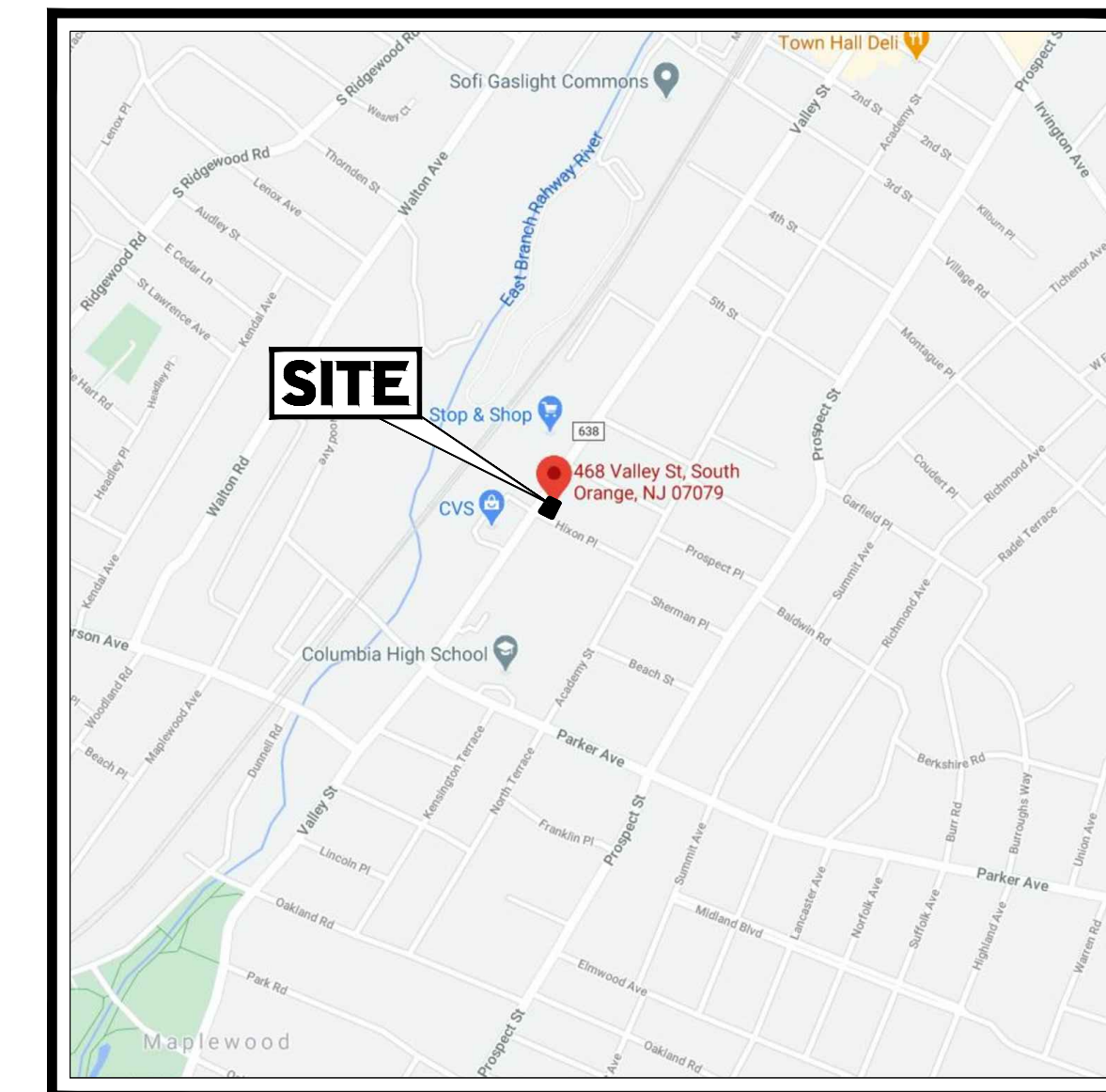
**TANIA RODDI & LOURDES NAVARRO**

PROPOSED  
**PROPOSED CHILDREN INDOOR PLAYGROUND**

**BLOCK 2215 LOT 26**  
**468 VALLEY STREET**  
**SOUTH ORANGE TOWNSHIP, NEW JERSEY 07079**



**USGS MAP**  
SCALE: 1" = 1,000'  
SOURCE: U.S. GEOLOGICAL SURVEY



**KEY MAP**  
SCALE: 1" = 1,000'  
SOURCE: GOOGLE MAPS

**PROPERTY OWNERS LIST**  
WITHIN 200' RADIUS

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
16.01	22	MAPLE CORP. 85 WOODFIELD DRIVE SHORT HILLS, NJ 07078	2215	23	STURMAN, JOSH & SHAW, JESSICA 57 HIXON PL. SOUTH ORANGE, NJ 07079
24.05	1	BD OF EDUCATION 525 ACADEMY STREET MAPLEWOOD, NJ 07040	2215	24	GUIMONT, ALINE A & S M MASSARD 55 HIXON PL. SOUTH ORANGE, NJ 07079
2215	1	454 REALTY MANAGEMENT, LLC 20 SOUTH VALLEY ROAD WEST ORANGE, NJ 07052	2215	25	HANNA, ANNETTA 53 HIXON PL. SOUTH ORANGE, NJ 07079
2215	2	HINES, JASMIN J & VICTORIA E HINES 60 ARNOLD TERRACE SOUTH ORANGE, NJ 07079	2215	26	SANCHEZ, LOURDES NAVARRO 256 PROSPECT STREET SOUTH ORANGE, NJ 07079
2215	3	PAINTERS PLACE REAL ESTATE LLC 62 ARNOLD TERRACE SOUTH ORANGE, NJ 07079	2215	27	GRASSO, GLADYS 3 COTTAGE STREET #4 SOUTH ORANGE, NJ 07079
2215	4	CLARKE, DIONE 64 ARNOLD TERRACE SOUTH ORANGE, NJ 07079	2218	4	SOUTH ORANGE BOARD OF EDUCATION 525 ACADEMY STREET MAPLEWOOD, NJ 07040
2215	5	CHEN, WEN SEN & LI, LING 88 ARNOLD TERRACE SOUTH ORANGE, NJ 07079	2302	1	468 VALLEY, LLC 311 REYNOLDS TERRACE #1A ORANGE, NJ 07050
2215	6	BLUE SKIES REAL ESTATE 15 LAKESHORE DRIVE ROCKAWAY, NJ 07866	2302	2	451 REALTY MANAGEMENT LLC 26 SOUTH VALLEY RD WEST ORANGE, NJ 07052
2215	20	MCCOURT, J A & W MROZEK 73 HIXON PL. SOUTH ORANGE, NJ 07079	2302	3	WELL, M TR/LEASE ADMIN POB 6500 CARLISLE, PA 17013
2215	21	CARPINELLO, ANTHONY J PO BOX 756 MAPLEWOOD, NJ 07040			
2215	22	HAYE, RYAN M. & LEANNA M. 59 HIXON PL. SOUTH ORANGE, NJ 07079			

ALSO TO BE NOTIFIED:

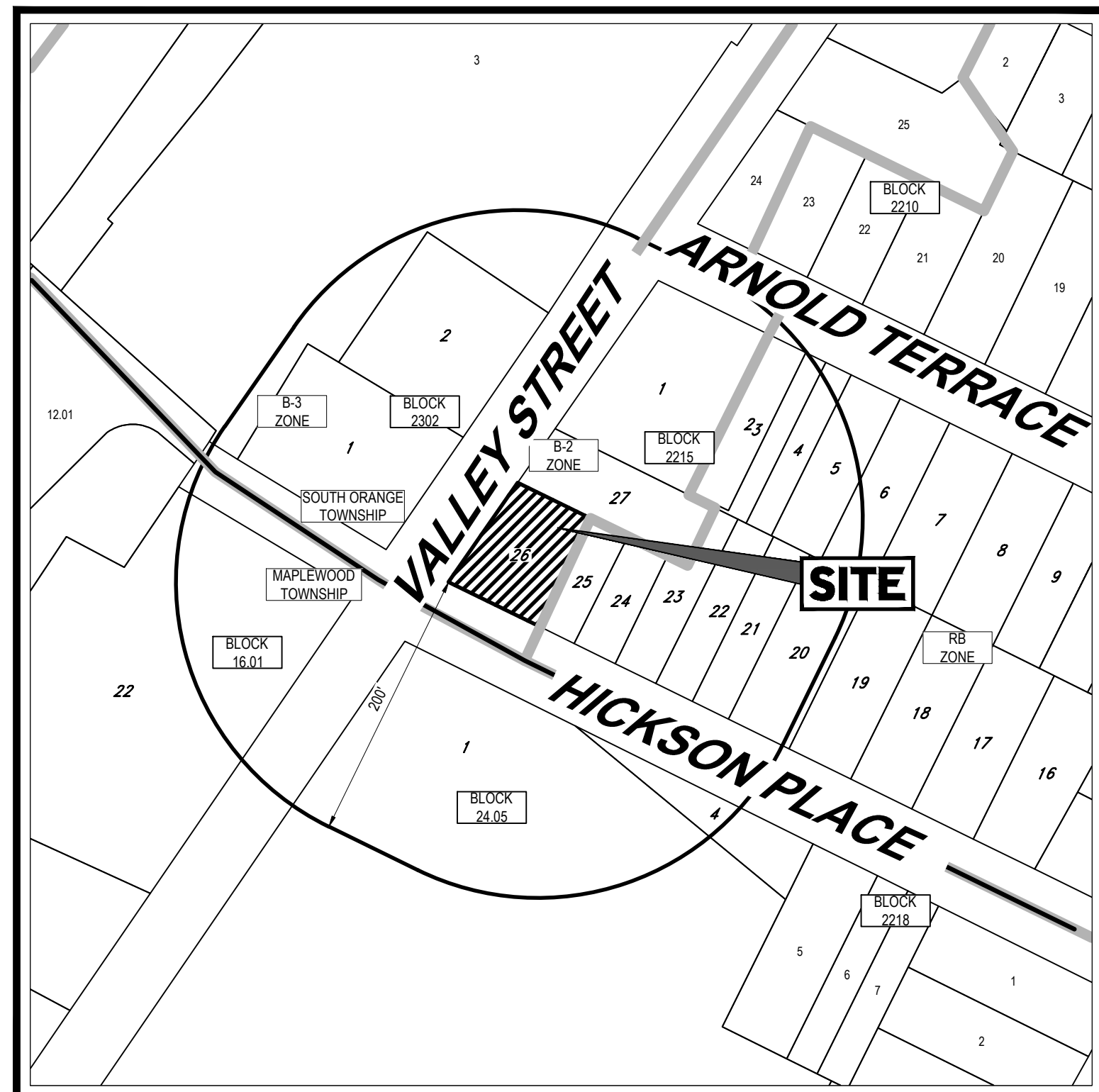
NEW JERSEY AMERICAN WATER  
187 JOHN F KENNEDY PKWY - BLDG A  
SHORT HILLS, NEW JERSEY 07078

PUBLIC SERVICE ELECTRIC & GAS CO.  
MANAGER - CORPORATE PROPERTIES  
80 PARK PLACE, T8B  
NEWARK, NEW JERSEY 07102

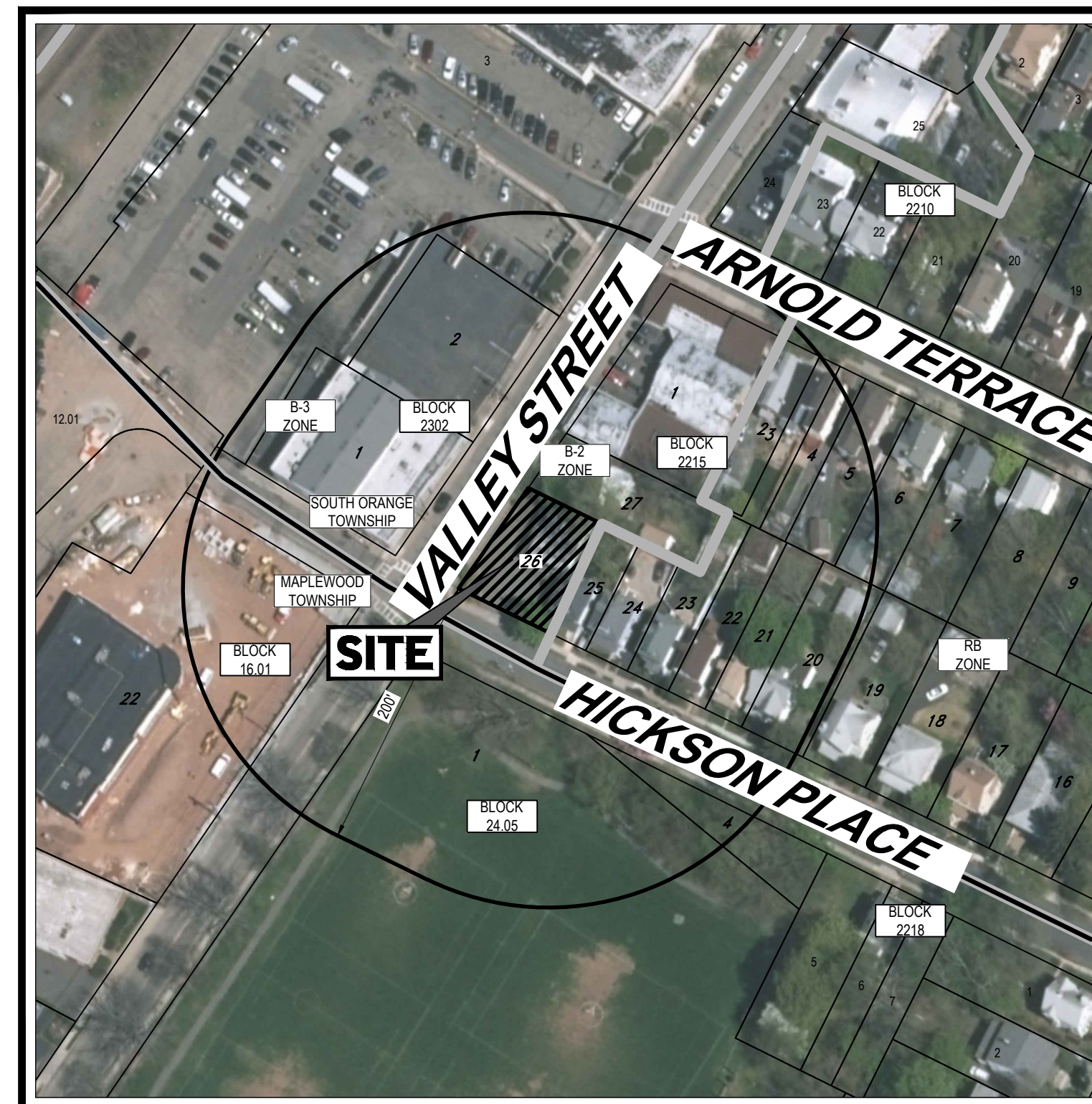
ALSO TO BE NOTIFIED:

VERIZON  
540 BROAD STREET  
NEWARK, NEW JERSEY 07101

CABLEVISION  
186 WEST MARK STREET  
NEWARK, NEW JERSEY 07103



**TAX MAP**  
SCALE: 1" = 100'  
SOURCE: NJGIS PARCEL DATE



**AERIAL MAP**  
SCALE: 1" = 100'  
SOURCE: NJGIN INFORMATION WAREHOUSE

**DRAWING SHEET INDEX**

SHEET TITLE	NUMBER
COVER SHEET	C-101
NOTES AND REFERENCES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
LANDSCAPE PLAN	C-701
LIGHTING PLAN	C-702
DETAIL SHEET	C-901
ALTA SURVEY (BY OTHERS)	1 OF 1

**APPROVAL BLOCK**

TOWNSHIP OF SOUTH ORANGE BOARD APPROVAL  
APPROVED BY THE PLANNING BOARD OF THE CITY OF SOUTH ORANGE, NEW JERSEY.

BOARD SECRETARY	DATE
BOARD ENGINEER	DATE
BOARD CHAIRMAN	DATE



**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	03/09/2021	REV. PER LIGHTING UPDATE	MFD
2	3/15/2021	REV PER REVIEW BOARD COMMENTS	RS



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PROJECT No.: J210509  
DRAWN BY: RLS  
CHECKED BY: RLS  
DATE: 2/23/2021  
CAD ID: J210509-CDS-2A

PROJECT:  
**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**  
FOR  
**TANIA RODDI & LOURDES NAVARRO**

PROPOSED CHILDREN INDOOR PLAYGROUND

BLK: 2215 | LOT: 26  
468 VALLEY STREET  
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**BOHLER**  
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Phone: (908) 685-8300  
Fax: (908) 754-4401  
www.BohlerEngineering.com  
NJ CERT. OF AUTHORIZATION NO. 246A28191700 & M6000122

**R.L. STREKER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 45344  
NEW YORK LICENSE No. 079514

SHEET TITLE:  
**COVER SHEET**

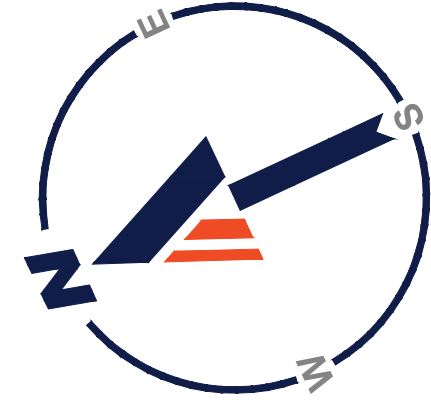
SHEET NUMBER:  
**C-101**

REVISION 2 - 3/15/2021

PREPARED BY



C:\032\UZ10509\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\UZ10509-CDS-2A...LAYOUT: C-101 COVER



**DEMOLITION NOTES**

- (Rev. 2/2021)
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
  - THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
  - WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
  - THE DEMOLITION (AND/OR REMOVALS) PLANS IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
    - THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
    - THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
    - THE CONTRACTOR MUST PROVIDE ALL METHODS AND MEANS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
    - ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY AND SAFE WORKING. CONFORMING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY OF THE SITE OR ADJACENT OR NEAR TO THE SAME.
    - THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PREVENT THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
    - PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS. ALL CONCERN OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND BE ANSWERED TO BY THE ENGINEER OF RECORD AND BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
    - THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
    - PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
      - OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
      - NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
      - INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED.
      - IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
      - LOCATE AND PROTECT 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 MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
      - PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
      - ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF UTILITIES AS IDENTIFIED IN THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
      - ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
      - IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER. THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLAINT REMOVAL OF SAME.
    - THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
    - DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
    - THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.
    - EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM FOR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
    - IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
    - PAYMENT MUST BE SAID OUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPIILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
    - THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMANLIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
    - THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/09/2021	REV PER LIGHTING UPDATE	RF	MFD
2	3/15/2021	REV PER REVIEW BOARD COMMENTS	RF	RS

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PROJECT NO.:	J210509
DRAWN BY:	RF
CHECKED BY:	RLS
DATE:	2/23/2021
CAD ID:	J210509-SPP-2A

PROJECT:  
**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**  
FOR  
**TANIA RODDI & LOURDES NAVARRO**

PROPOSED CHILDREN INDOOR PLAYGROUND  
BLK: 2215 | LOT: 26  
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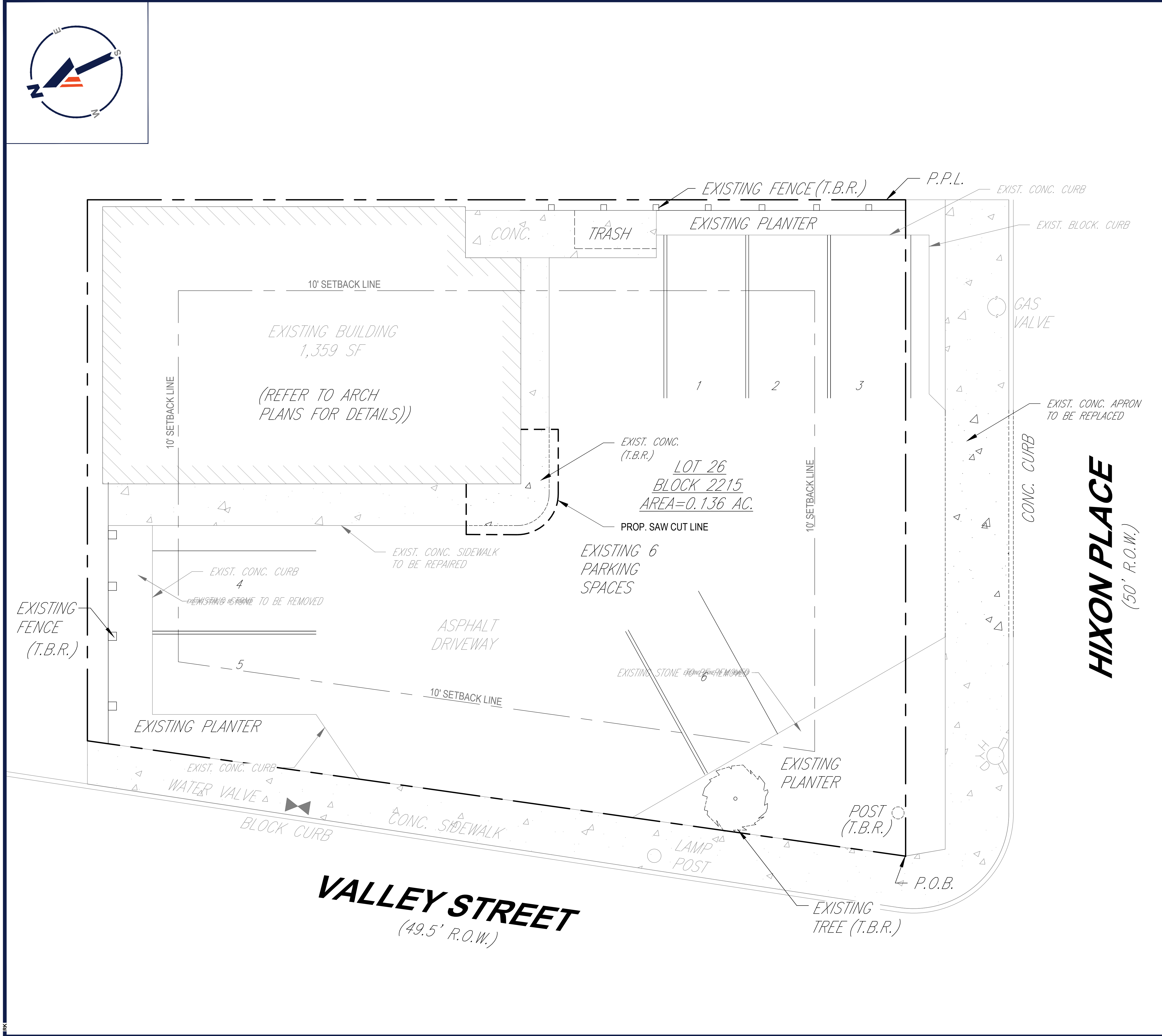
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NJ CERT. OF AUTHORIZATION NO. 24GA28191700 & MH000122

**R.L. STREKER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 45344  
NEW YORK LICENSE No. 079514

SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

REVISION 2 - 3/15/2021



**T.B.R. = FEATURE TO BE REMOVED**

**ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED**

**THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY**

BOHLER ENGINEERING NJ, LLC PROJECT: 20210309-DRAWINGS-CURRENT DRAWINGS-SITE PLAN PACKAGE-L210509-SPP-2A-PLAN-LAYOUT-C-201 DEMO



**SITE LAYOUT NOTES**

(Rev. 1/2020)

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- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
- THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
- WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NJDEP REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR TECHNICAL REPORT.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

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FOR  
**TANIA RODDI & LOURDES NAVARRO**

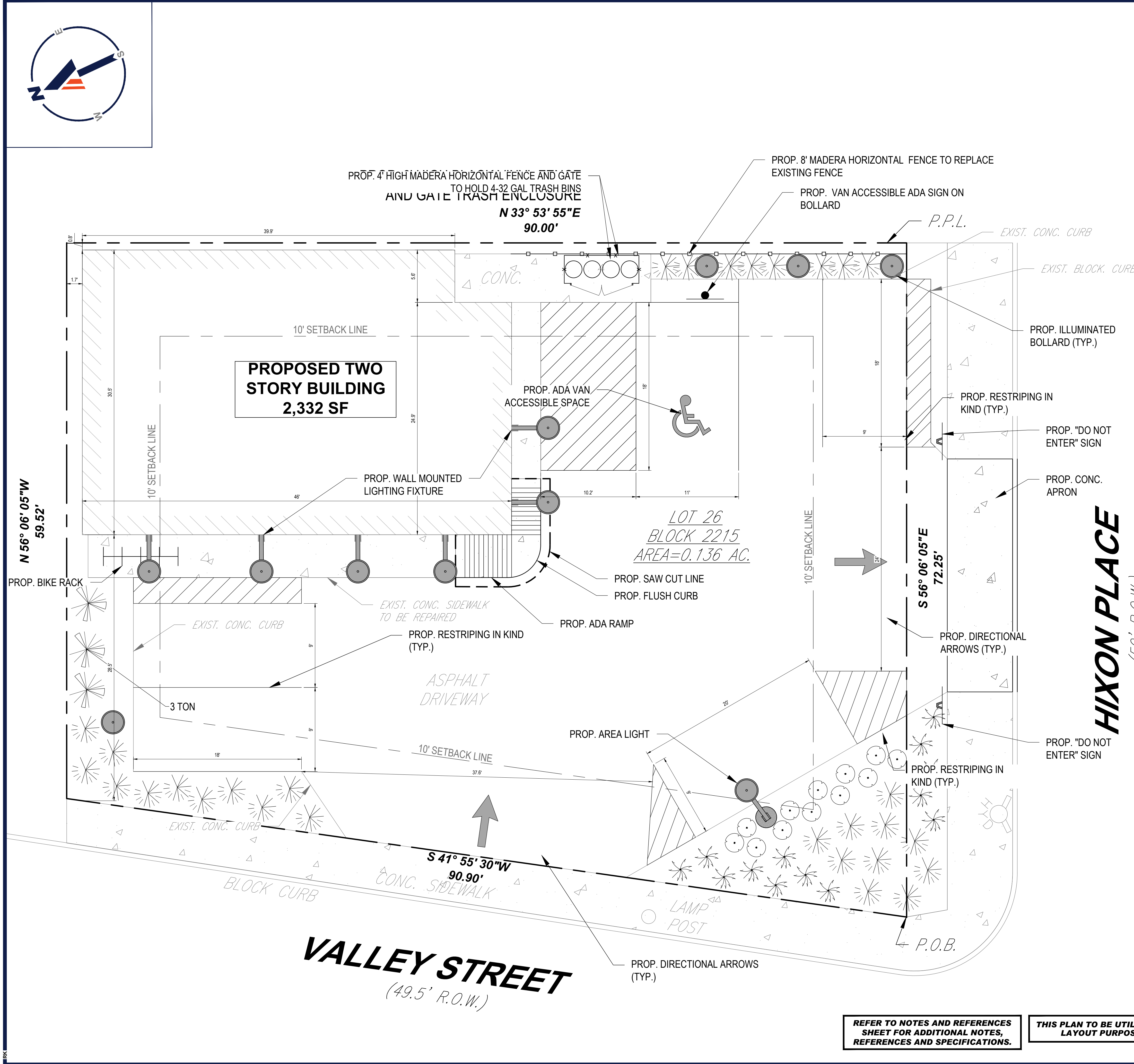
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SHEET TITLE:  
**SITE LAYOUT PLAN**  
SHEET NUMBER:  
**C-301**  
REVISION 2 - 3/15/2021



**ZONING TABLE**

ZONE: B2 - BUSINESS
USE: BUSINESS
BLOCK: 2215   LOT(S): 26

**APPLICANT/ OWNER INFORMATION**

APPLICANT:	TANIA RODDI & LOURDES NAVARRO 256 PROSPECT STREET SOUTH ORANGE, NJ 07079
PROPERTY OWNER:	TANIA RODDI & LOURDES NAVARRO 256 PROSPECT STREET SOUTH ORANGE, NJ 07079

**BULK REQUIREMENTS**

ITEM	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	5,924.16 SF (E)	5,924.16 SF (E)
MIN. LOT WIDTH	100'	90' (E)	90' (E)
MIN. LOT DEPTH	N/A	59.52'	59.52'
MIN. FRONT YARD	15'	29'	29'
MIN. SIDE YARD	10'	+/- 2' (E)	+/- 2' (E)
MIN. REAR YARD	25'	+/- 0.8' (E)	+/- 0.8' (E)
MAX. BUILDING HEIGHT	3 STORIES / 36'	1 1/2 STORIES / 16' TO PARAPET	2 STORIES / +/- 28.5'
MAX. BUILDING COVERAGE	75%	85.7% (E)	85.7% (E)

KEY: (E) EXISTING NON-CONFORMITY VARIANCE REQUIRED

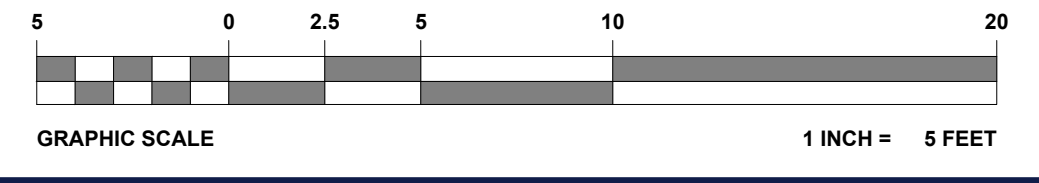
**PARKING REQUIREMENTS**

ITEM	PERMITTED	PROPOSED
MIN. STALL SIZE	9' X 18'	9' X 18'
MIN. AISLE WIDTH	24'	24'
MIN. NUMBER OF STALLS	1 SPACE EVERY 300 SF	6 SPACES (V)

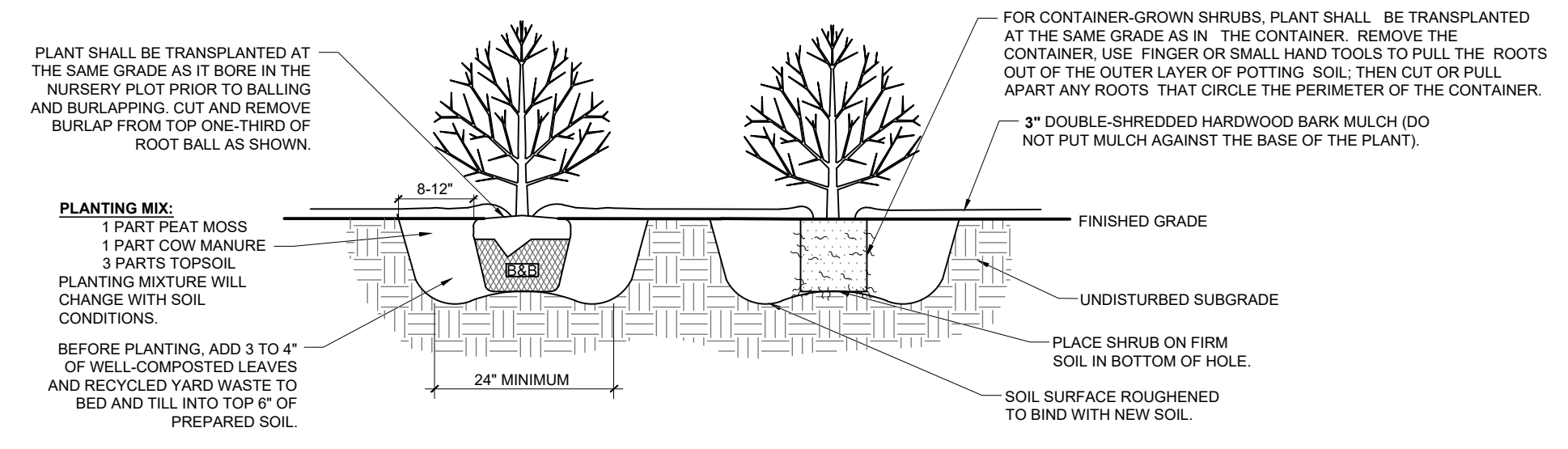
REQUIRED SPACES = 1 SPACE EVERY 300 SF  
PROPOSED 2,332 SF BUILDING = 2,332 SF/300 SF = 8 REQUIRED SPACES

**REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

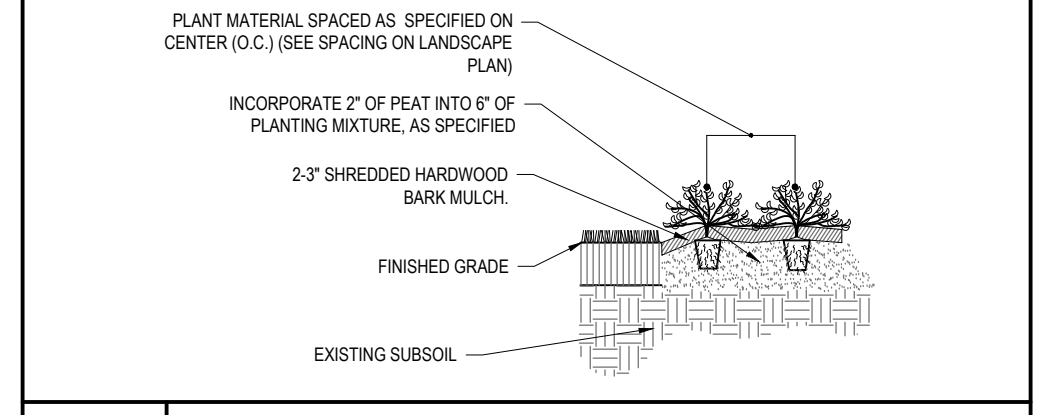
**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



BOHLERENGINEERING\PROJECTS\2021\210509\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\210509-SPP-2A.dwg - LAYOUT: C-301 SITE



**1 DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL**  
NOT TO SCALE (L101102-01/2013)



**2 PERENNIALGROUND COVER PLANTING DETAIL**  
NOT TO SCALE (L101101-01/2013)

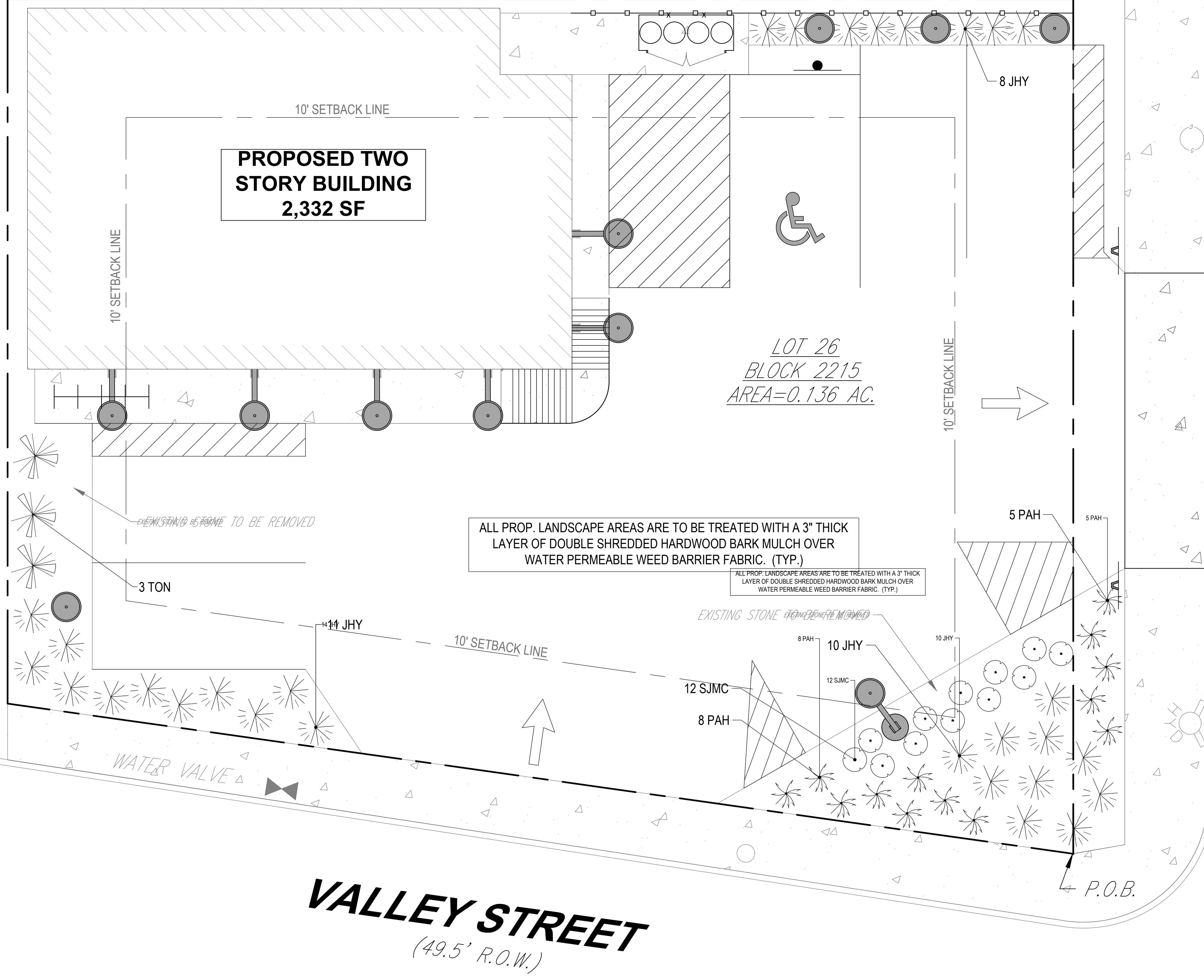
COMPLIANCE CHART			
SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
ARTICLE 185. XVIII DESIGN CRITERIA. 185-113. OFF STREET PARKING REQUIREMENTS.	O. SCREENING FROM PUBLIC STREETS AND MUNICIPAL PARKING LOTS. ANY OFF-STREET PARKING AREA LOCATED IN ANY DISTRICT OTHER THAN A RESIDENCE (A SINGLE-FAMILY) OR RESIDENCE B (TWO-FAMILY) ZONE SHALL BE EFFECTIVELY SCREENED ON ANY SIDE THAT FACES A PUBLIC STREET OR MUNICIPAL PARKING LOT BY A WALL, LANDSCAPE BERM, EVERGREEN HEDGE OR OTHER NATURAL LANDSCAPING. THE HEIGHT MUST BE NOT LESS THAN 36 INCHES. IF THE GROUND SPACE IS NOT SUFFICIENT TO ACCOMMODATE NATURAL LANDSCAPING, DUE TO A PREEXISTING CONDITION, THEN AN ORNAMENTAL FENCE NOT LESS THAN FOUR FEET NOR MORE THAN SIX FEET IN HEIGHT MAY BE INSTALLED, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF CODE ENFORCEMENT. (ADDED 9-26-2005 BY ORD. NO. 05-17)	DUE TO SITE CONSTRAINTS AND POSSIBLE CONFLICTS WITH ROADWAY SIGHT TRIANGLES, PARKING LOT SCREENING WAS NOT PROPOSED.	WAIVER
ARTICLE 185. XVIII DESIGN CRITERIA. 185-117. LANDSCAPING REQUIREMENTS.	B (11) RETAIN EXISTING TREES TO THE MAXIMUM EXTENT POSSIBLE. B (14) DECIDUOUS TREES SHOULD BE ONE-AND-THREE-FOURTHS-INCH TO A TWO-INCH CALIPER, MEASURED SIX INCHES ABOVE THE GROUND AT PLANTING, AND EVERGREENS SHOULD BE AT LEAST FOUR FEET TALL. SHRUBS SHOULD BE AT LEAST TWO FEET TALL AT PLANTING. ALL TREES SHOULD BE BALLED AND BURLAPPED. B (15) PLANT TREES AT THE FOLLOWING INTERVALS, DEPENDING ON THE TYPE: TYPE OF TREES PLANTING INTERVAL (FEET) LARGE TREES 50 - 70 MEDIUM TREES 40 - 50 SMALL & ORNAMENTAL 20 - 40 B (18) IN PARKING LOTS, AT LEAST 5% OF THE PARKING AREA SHOULD BE LANDSCAPED, AND ONE TREE FOR EACH 10 SPACES SHALL BE INSTALLED. THE LANDSCAPING SHOULD BE LOCATED IN PROTECTED AREAS, SUCH AS ALONG WALKWAYS, CENTER ISLAND AND AT THE END OF BAYS. IN NARROW ISLANDS, LOW SPREADING PLANTS, SUCH AS CREEPING JUNIPER, ENGLISH IVY, MYRTLE OR PACHYSANDRA ARE APPROPRIATE.	B (11) EXISTING TREES TO BE REMOVED IN POOR CONDITION. REFER TO DEMOLITION PLAN. TREES HAVE NOT BEEN PROPOSED ON SITE. TREES HAVE NOT BEEN PROPOSED ON SITE. TOTAL PARKING SPACES: 6 SPACES TOTAL PARKING AREA: 3,487 SF 3,487 X 5% = 174.3 SF TOTAL LANDSCAPE AREA: 704 SF (20.1%) LOW GROWING SPREADING SHRUBS HAVE BEEN PROPOSED.	ACKNOWLEDGED NOT APPLICABLE COMPLIES

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS SHRUB(S)					
SJMC	12	SPHRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	15-18"	CONTAINER
EVERGREEN SHRUB(S)					
JHY	29	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	CONTAINER
TON	3	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	B+B
ORNAMENTAL GRASSES(S)					
PAH	13	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER

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

- LANDSCAPE NOTES:**  
(L101002 - 06/2012)
- CONTRACTOR SHALL PROVIDE A 4" THICK MINIMUM LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.  
TOPSOIL SHALL BE NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1") WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
  - LANDSCAPE BEDS TO BE TREATED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
  - ALL PLANTS SHALL IN 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 (FORMERLY THE AMERICAN ASSOCIATION OF NURSERMEN).  
PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
  - PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
I. 1 PART PEAT MOSS  
II. 1 PART COMPOSTED COW MANURE BY VOLUME  
III. 3 PARTS TOPSOIL BY VOLUME
  - NEW PLANTINGS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
  - LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANTS FOR A PERIOD OF (1) ONE YEAR FROM INSTALLATION.

- 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.



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**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	03/09/2021	REV. PER LIGHTING UPDATE	MFD RS
2	3/15/2021	REV PER REVIEW BOARD COMMENTS	RK RS

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PROJECT No.: J210509  
DRAWN BY: RK  
CHECKED BY: RLS  
DATE: 2/23/2021  
CAD ID: J210509-LND-2A

PROJECT:  
**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**  
FOR  
**TANIA RODDI & LOURDES NAVARRO**

PROPOSED CHILDREN INDOOR PLAYGROUND  
BLK: 2215 | LOT: 26  
468 VALLEY STREET  
SOUTH ORANGE TOWNSHIP,  
NEW JERSEY 07079

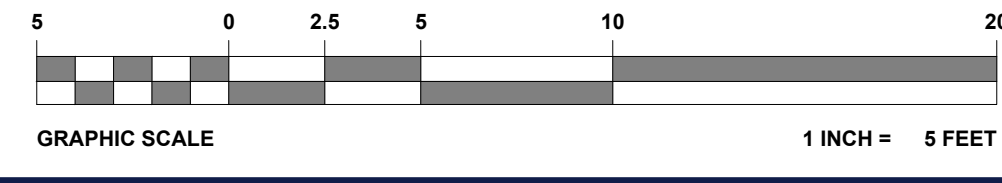
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WARREN, NJ 07059  
Phone: (908) 665-6300  
Fax: (908) 724-4401  
www.BohlerEngineering.com  
NJ CERT. OF AUTHORIZATION NO. 246A28191700 & MH000122

**R.L. STREKER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 45344  
NEW YORK LICENSE NO. 079514

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C-701**

REVISION 2 - 3/15/2021



G:\032\121009\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\L101009-LND-2A-LAYOUT.C701.LSCP



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
	1	A-1	20'	ARCHITECTURAL AREA LIGHTING PRM32-PM SERIES LED DECORATIVE AREA LIGHT	SINGLE	3,875	0.900	3,000K	PRM32-36L-285-3K7-3.IES	PRM32-PM-36L-285-3K7-3-BL-XXX-CL-XXX
	6	G-1	10'	LSI INDUSTRIES ABOLITE LED GOOSENECK WALL MOUNT	SINGLE	1,301	0.900	3,000K	RD-12L-30-GWT.IES	RD150-12L-XXX-30-FG66*
	4	B-1	3'	PERFORMANCE IN LIGHTING KHA SLIM 36 INCH SERIES LED BOLLARD LIGHT	SINGLE	482	0.900	3,000K	PII_076416_KHA_SLIM_36IN_14_120_277V_830_IRO_GR.IES	076416

NOTES: EXISTING LIGHTING HAS NOT BEEN MODELED FOR THIS DESIGN.  
 \*ACCESSORY ORDERING INFORMATION:  
 GOOSE NECK BRACKET: GB A 3 GWT  
 GLOBE GUARD: GGDCS  
 COLOR TO BE DETERMINED BY OWNER/OPERATOR.

**LIGHTING NOTES**

(Rev. 1/2020)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- THE 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 LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEERS AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.

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REV	DATE	COMMENT	DRAWN BY
1	03/09/2021	REV. PER LIGHTING UPDATE	MFD
2	3/15/2021	REV PER REVIEW BOARD COMMENTS	RS



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PROJECT No.: J210509  
 DRAWN BY: RLS  
 CHECKED BY: RLS  
 DATE: 2/23/2021  
 CAD ID: J210509-LGT-2A

PROJECT:  
**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**  
 FOR  
**TANIA RODDI & LOURDES NAVARRO**

PROPOSED CHILDREN INDOOR PLAYGROUND

BLK: 2215 | LOT: 26  
 468 VALLEY STREET  
 SOUTH ORANGE TOWNSHIP,  
 NEW JERSEY 07079

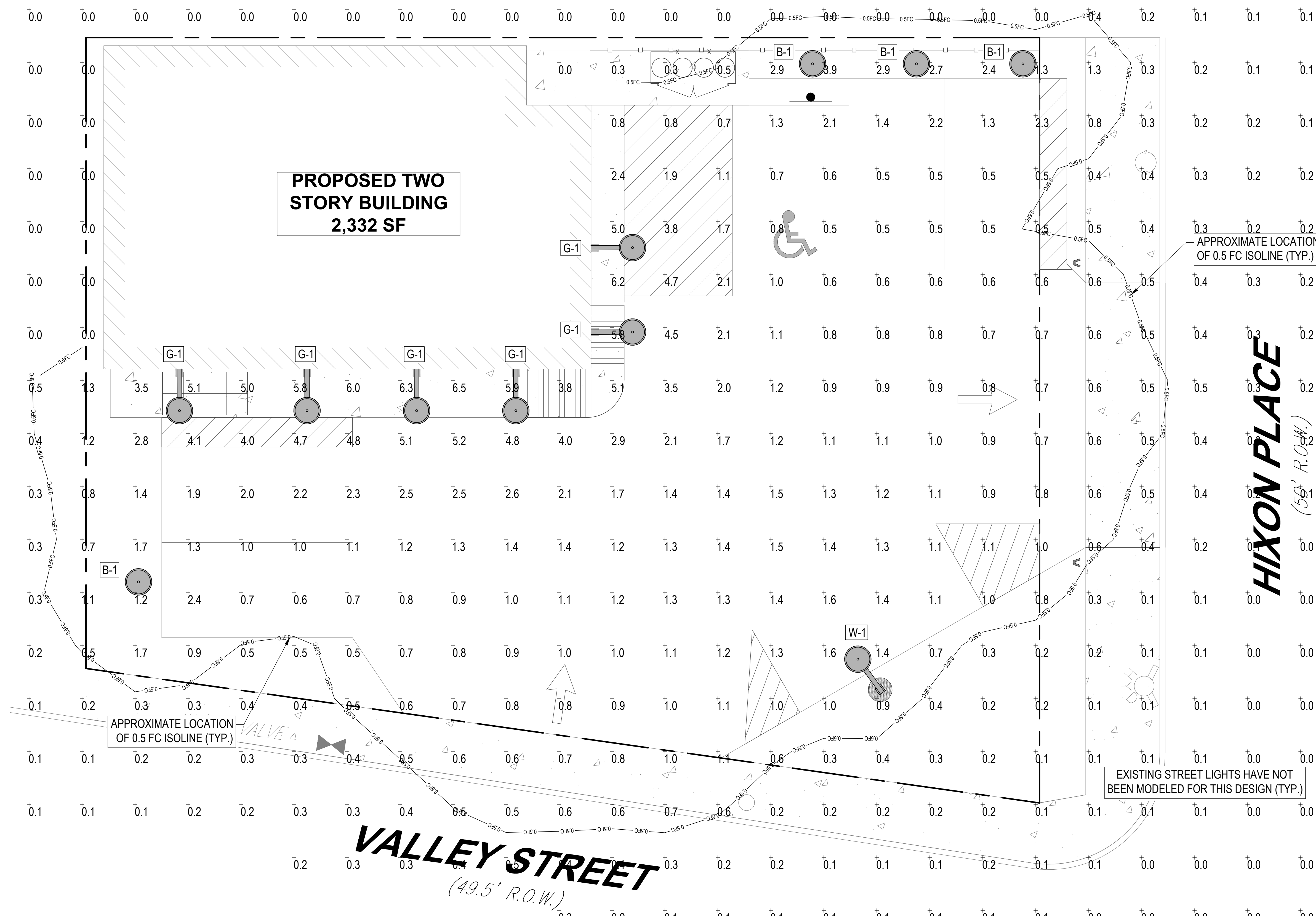
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 www.BohlerEngineering.com  
 NJ CERY OF AUTHORIZATION NO. 24G428191700 & M600022

**R.L. STREKER**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE No. 45344  
 NEW YORK LICENSE No. 079512

SHEET TITLE:  
**LIGHTING PLAN**

SHEET NUMBER:  
**C-702**

REVISION 2 - 3/15/2021



**ARCHITECTURAL AREA LIGHTING  
 PRM32-PM SERIES LED  
 DECORATIVE AREA LIGHT (A-1)**  
 NOT TO SCALE

**LSI INDUSTRIES ABOLITE LED  
 GOOSENECK WALL MOUNT (G-1)**  
 NOT TO SCALE

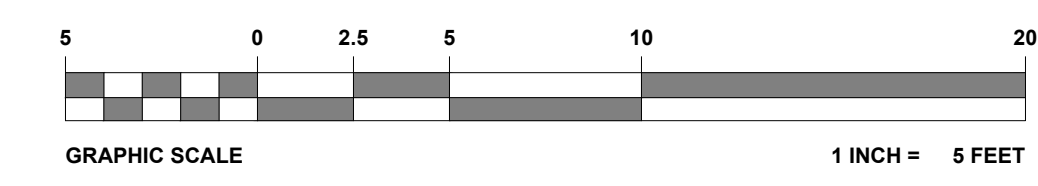


**PERFORMANCE IN LIGHTING  
 KHA SLIM 36 INCH SERIES  
 LED BOLLARD LIGHT (B-1)**  
 NOT TO SCALE

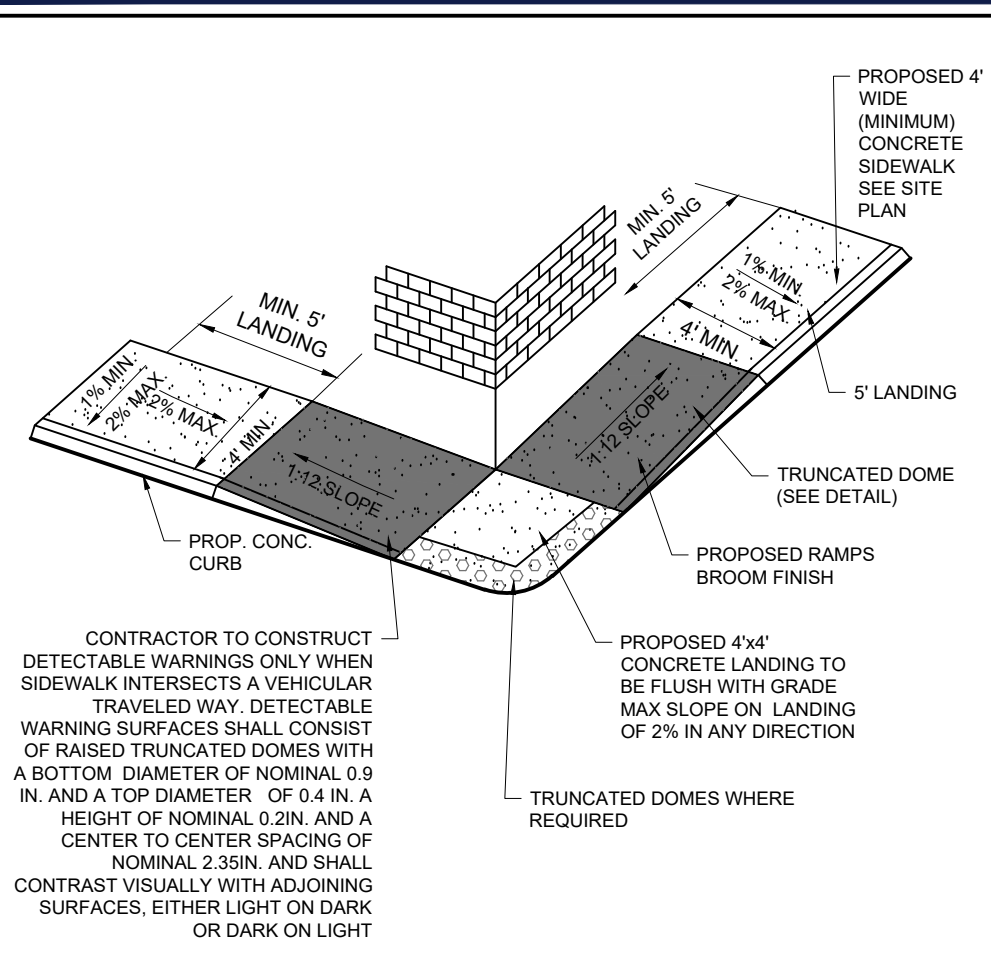
**REFER TO NOTES AND REFERENCES  
 SHEET FOR ADDITIONAL NOTES,  
 REFERENCES AND SPECIFICATIONS.**

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 LIGHTING PURPOSES ONLY**

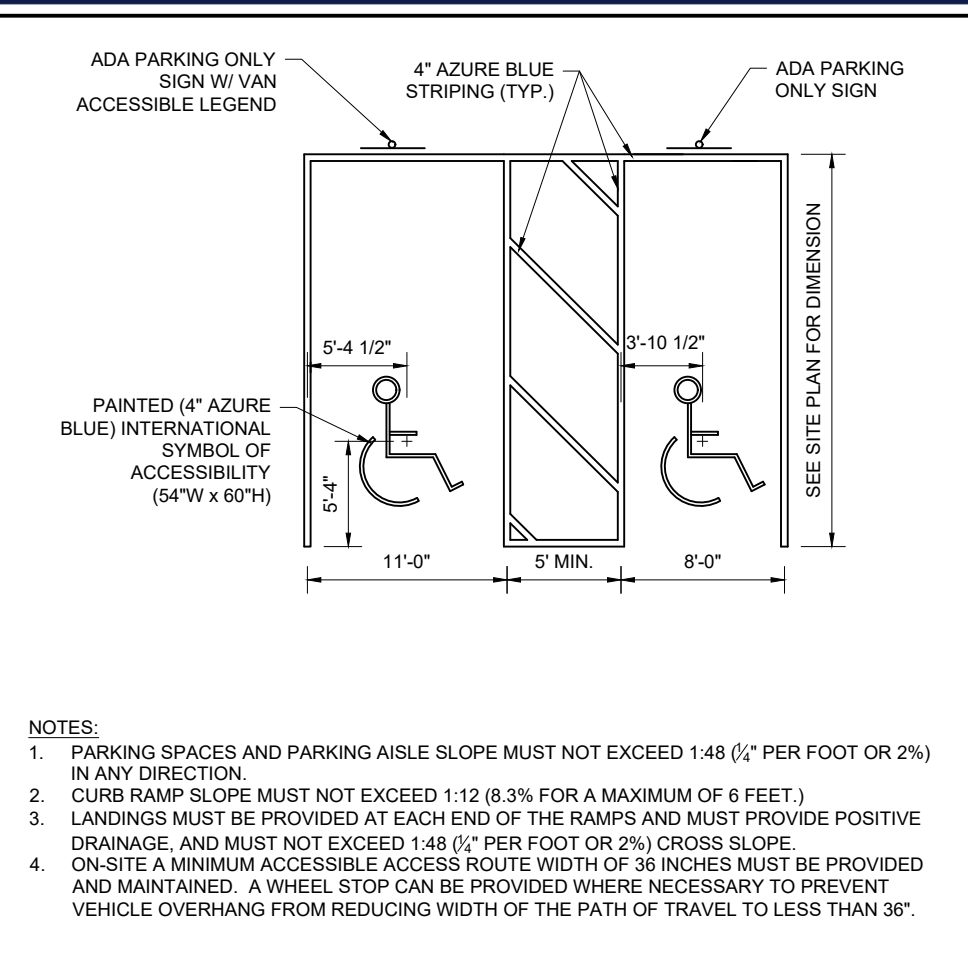
**REFER TO DETAIL SHEET FOR  
 LIGHT POLE FOUNDATION DETAIL**



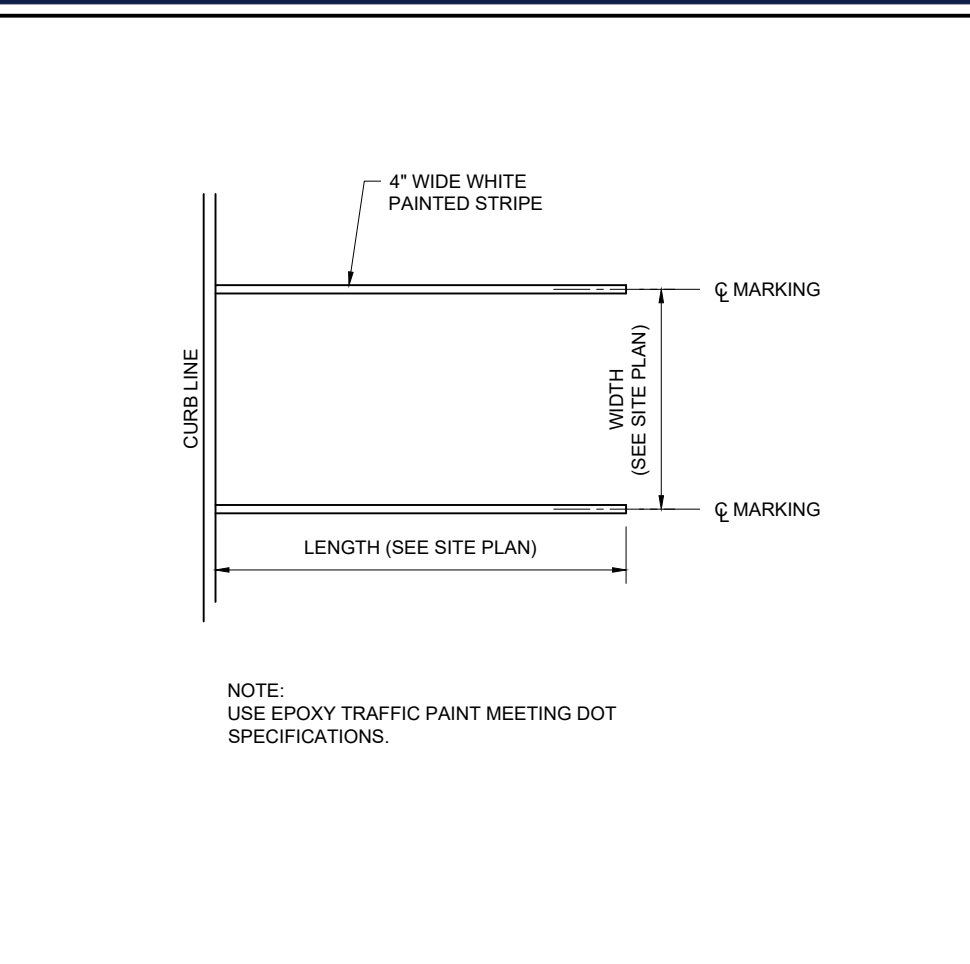
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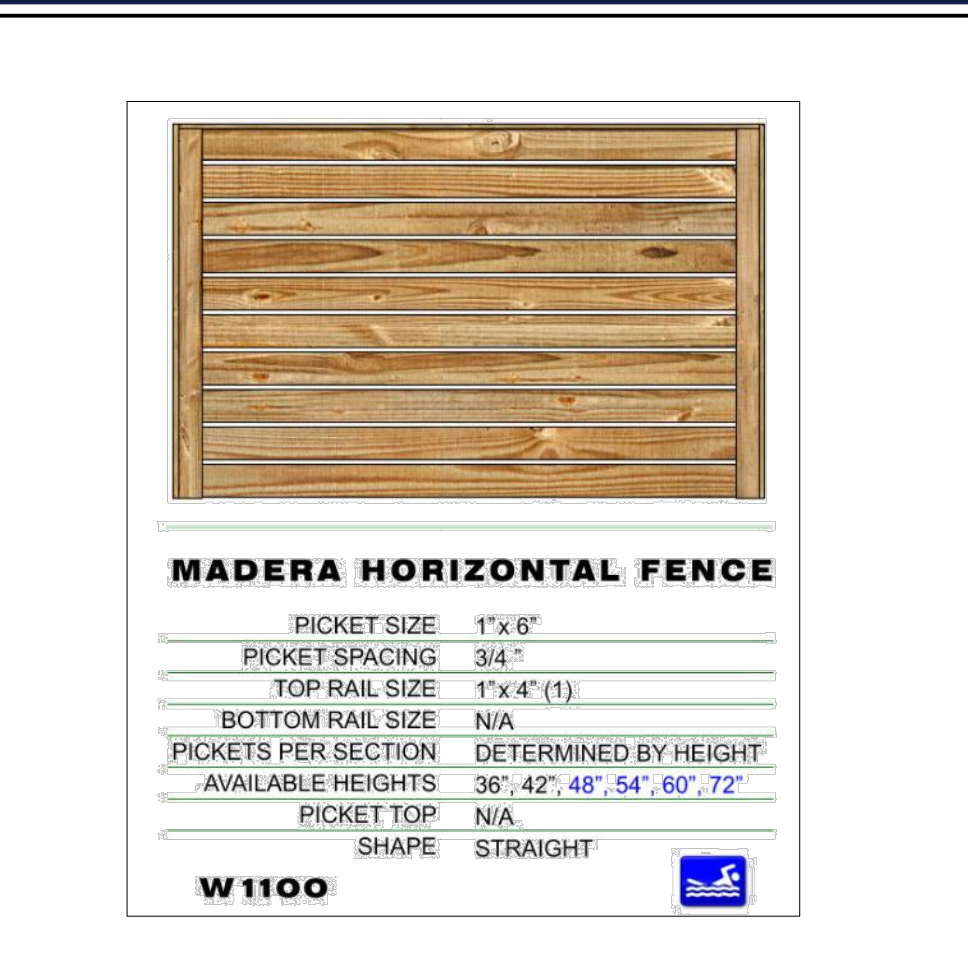
**1 ADA RAMP AT BUILDING CORNER DETAIL**  
NOT TO SCALE (S070111-01/2013)



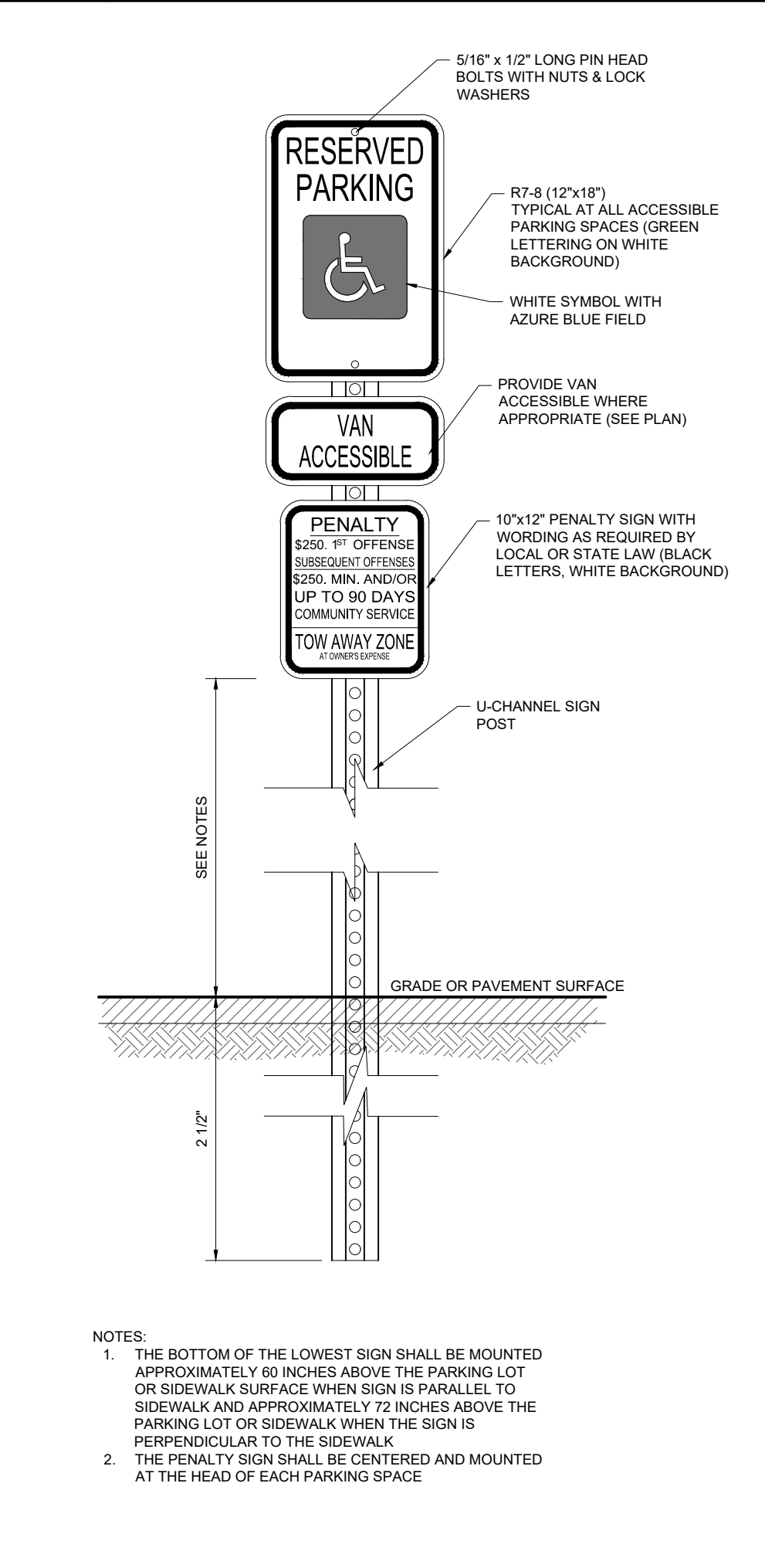
**2 ADA PARKING STALL MARKING DETAIL**  
NOT TO SCALE (S070302-01/2013)



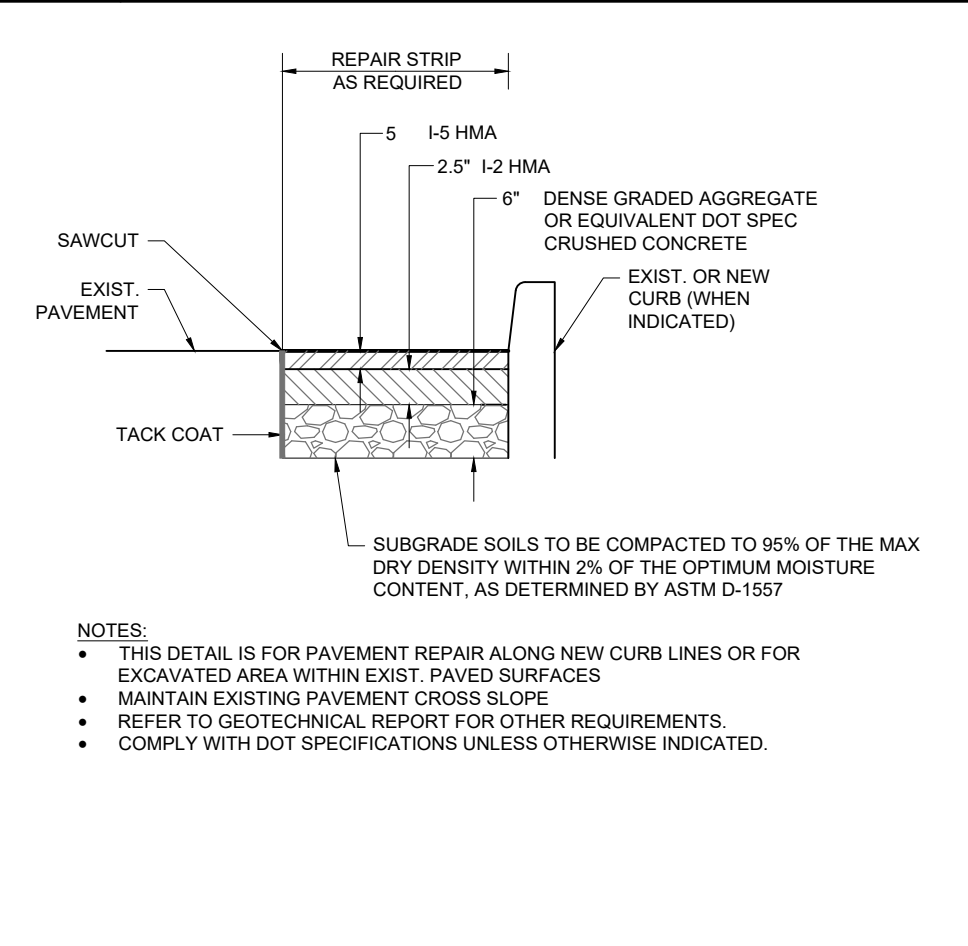
**3 STANDARD STRIPING DETAIL**  
NOT TO SCALE (S080506-01/2013)



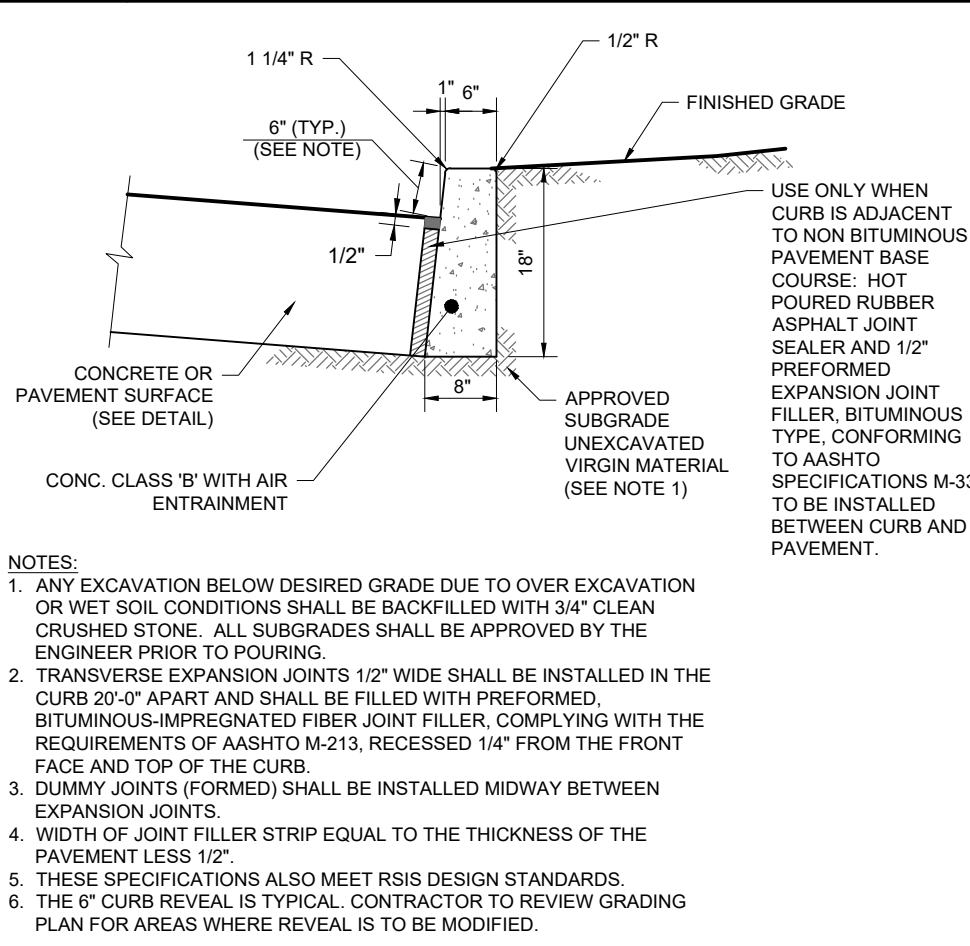
**4 MADERA HORIZONTAL FENCE DETAIL**  
NOT TO SCALE (X0000000)



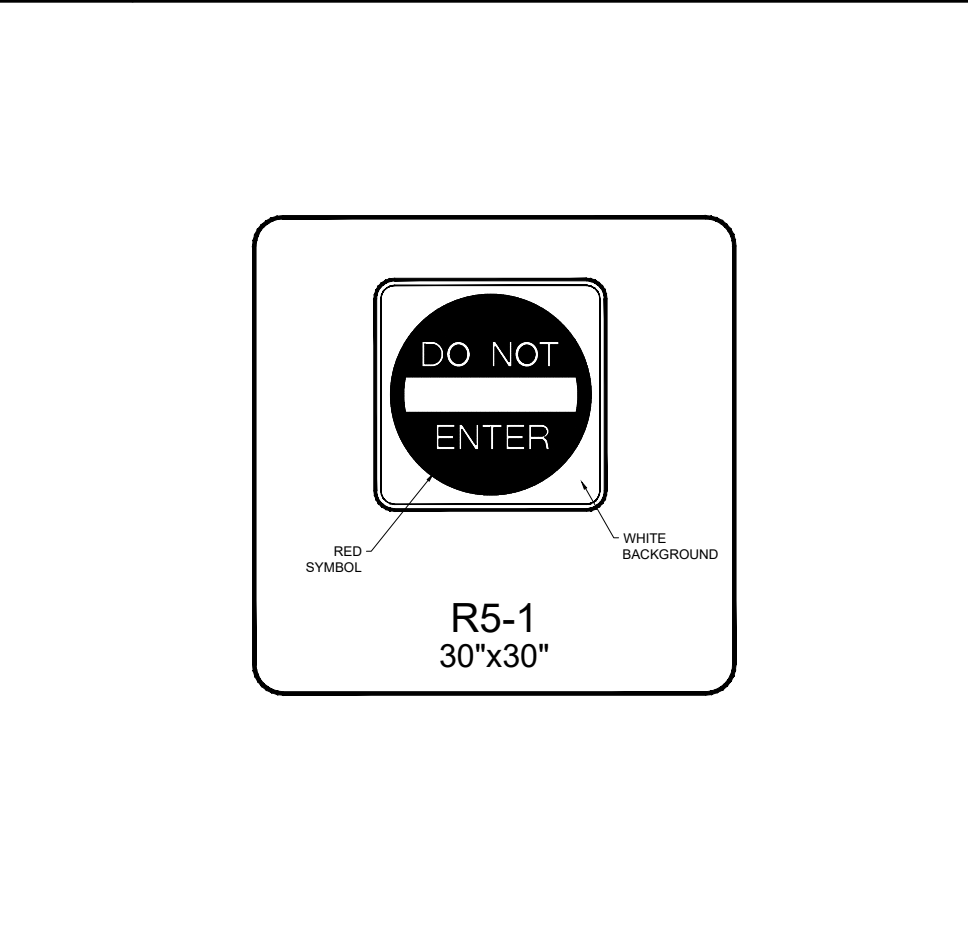
**8 ADA PARKING SIGN WITH VAN ACCESSIBLE SIGN**  
NOT TO SCALE (S070203 - 11/2016)



**6 PAVEMENT REPAIR DETAIL**  
NOT TO SCALE (S080402-07/2016)



**6 CONCRETE CURB 6\"/>**



**7 DO NOT ENTER SIGN**  
NOT TO SCALE (X0000000)

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DRAWN BY: RK  
CHECKED BY: RLS  
DATE: 2/23/2021  
CAD I.D.: J210509-SPP-2A

PROJECT:  
**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**  
FOR  
**TANIA RODDI & LOURDES NAVARRO**  
PROPOSED CHILDREN INDOOR PLAYGROUND  
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PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 45344  
NEW YORK LICENSE NO. 079514

SHEET TITLE:  
**DETAIL SHEET**  
SHEET NUMBER:  
**C-901**  
REVISION 2 - 3/15/2021

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