

PRELIMINARY AND FINAL MAJOR SITE PLAN

PREPARED FOR

WEST ORANGE PLAZA

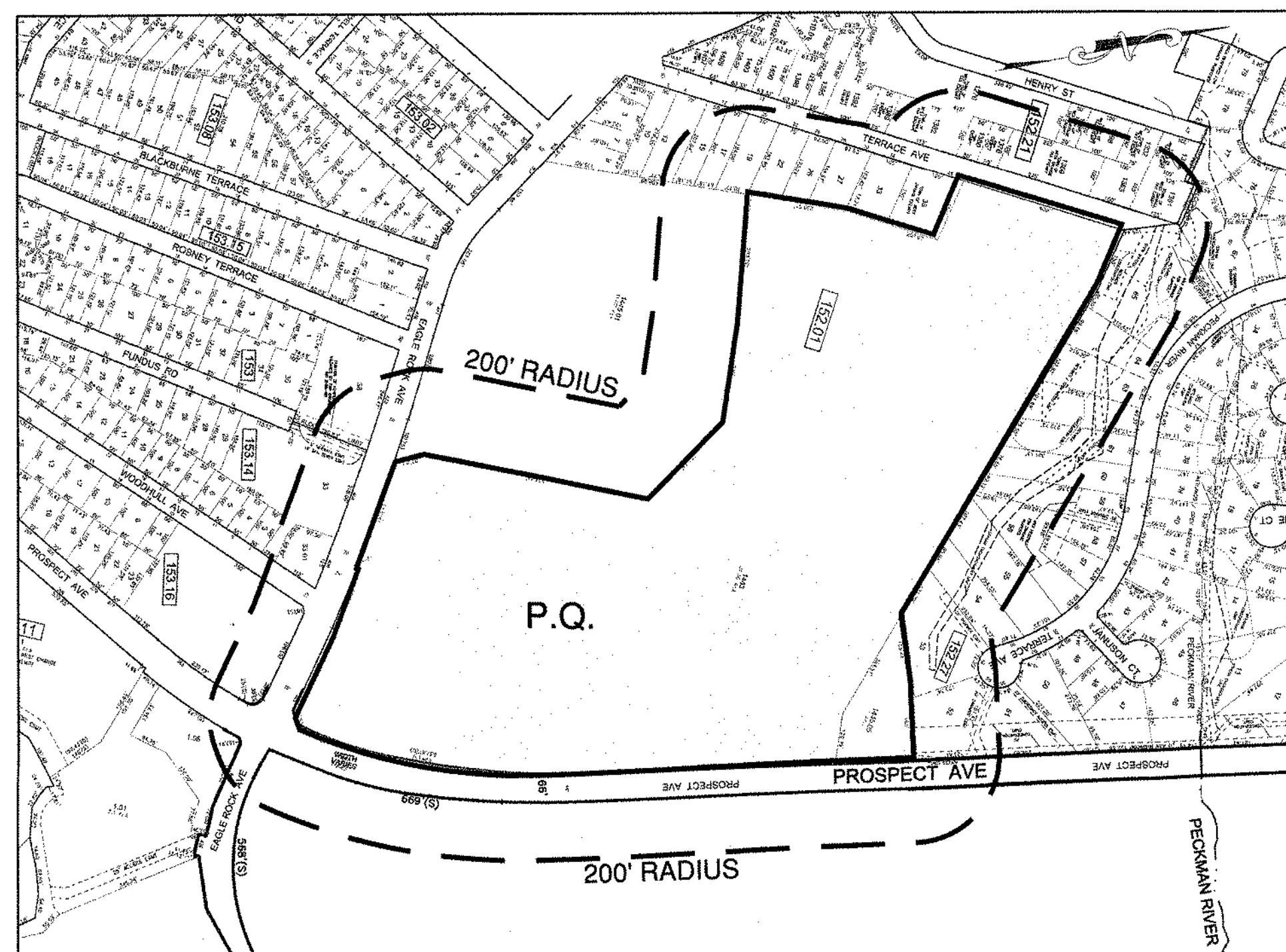
BLOCK 152.01 LOT 1445 & LOT 1445.05

235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



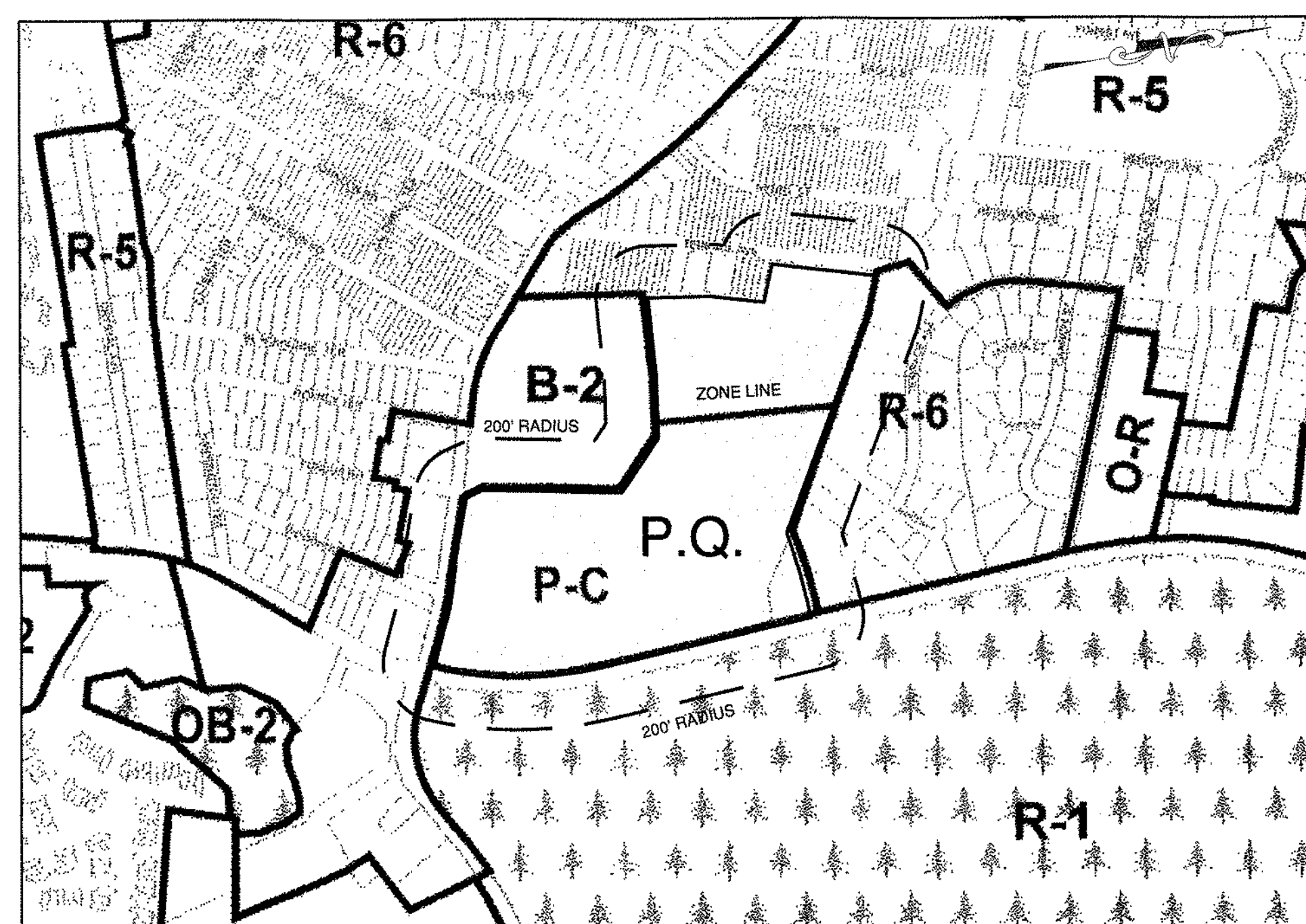
AERIAL PHOTOGRAPHY
MAP REFERENCES:
TAKEN FROM NJGIS WAREHOUSE 2015

SCALE 1" = 300'



TAX MAP WITH 200' RADIUS
MAP REFERENCES:
TAX MAPS # 79, 73, 74, 76, 84

SCALE 1" = 300'



ZONING MAP
MAP REFERENCES:
TOWNSHIP OF WEST ORANGE ZONING MAP, LAST AMENDED 2006

SCALE 1" = 500'

SITE DATA CHART

OWNER & APPLICANT:	WEST ORANGE PLAZA, A NEW JERSEY PARTNERSHIP P.O. BOX 526 PLAINFIELD, NJ 07061			
PROPERTY:	LOT 1445 & 1445.05 BLOCK 152.01 AREA = 32.67± ACRES			
ZONE:	P-C § 25-3.1 P-C DISTRICT (FRONT) R-5 (REAR-UNDEVELOPED & NO DEVELOPMENT PROPOSED) (ZONING INFORMATION FROM THE TOWNSHIP OF WEST ORANGE ZONING ORDINANCE)			
EXISTING USE:	SHOPPING CENTER	PROPOSED USE:SHOPPING CENTER		
LOT SIZE REQUIREMENTS				
§25-7.1 BULK STANDARDS TABLE OF DISTRICT REGULATIONS				
DESCRIPTION	CODE (P-C)	EXISTING	PROPOSED	COMPLIANCE
MAX. HEIGHT				
"MAIN BUILDING"		48.9 FT.	45.5 FT.	EXISTING NON-COMPLYING
"VERIZON"		18.6 FT.	18.6 FT.	YES
"MAVIS"		18.1 FT.	18.1 FT.	YES
"B"			35.0 FT.	YES
"C"			35.0 FT.	YES
"D"			35.0 FT.	YES
MIN. LOT AREA				
"MAIN BUILDING"	8 ACRES	32.67 ACRES	NO CHANGE	YES
MIN. FRONT YARD				
"MAIN BUILDING"		372.3 FT.	372.3 FT.	YES
"VERIZON"		153.8 FT.	153.8 FT.	EXISTING NON-COMPLYING
"MAVIS"	300 FT.	31.3 FT.	31.3 FT.	EXISTING NON-COMPLYING
"B"		158.3 FT.	158.3 FT.	YES
"C"		N/A	158.3 FT.	NO *
"D"		N/A	65.4 FT.	NO *
MIN. SIDE FRONT YARD-CORNER				
"MAIN BUILDING"		53.9 FT.	53.9 FT.	EXISTING NON-COMPLYING
"VERIZON"	100 FT.	43.4 FT.	43.4 FT.	EXISTING NON-COMPLYING
"B"		N/A	68.6 FT.	NO *
MIN. SIDE YARD				
"B"	75' - 75'	N/A	50.7 FT.	NO *
"C"	100' RESIDENCE	10.1 FT.	10.1 FT.	EXISTING NON-COMPLYING
"MAVIS"	100' RESIDENCE	52.5 FT.	52.5 FT.	EXISTING
MIN. REAR YARD	75'		39.6 FT.	NO *
MAX. BUILDING COVERAGE				
	20%	12.54%	15.14%	YES
MAX. LOT COVERAGE				
	75%	60.33%	56.54%	YES
MIN. SPACING BETWEEN BUILDINGS				
"MAIN BUILDING" - "A"		182.0 FT.	90.3 FT.	NO *
"B" - "MAVIS"	150 FT.	(MAIN - VERIZON)	38.2 FT.	NO *
"C" - "MAVIS"			34.2 FT.	NO *
PARKING AND LOADING REQUIREMENTS				
MIN. NUMBER OF TREES WITHIN PARKING AREA	1 TREE PER 10 SPACES	N/A	125	YES
PARKING AREA SETBACK (§25-8.1)	5 FT.	2 FT.	2 FT.	NO *
PARKING IN MIN. FRONT OR SIDE YARD	NOT ALLOWED	YES	YES	NON-COMPLYING
MIN. REQUIRED PARKING	1,478 SPACES	1,555 SPACES	1,204 SPACES	NO *
MIN. REQUIRED PARKING (ADA)	21 SPACES	27 SPACES	28 SPACES (INCLUDES 11 VAN)	YES
STALL SIZE	9' X 18'	9' X 18'	9' X 18'	YES
ASILE WIDTH	24 FT.	24 FT.	24 FT.	YES
SIDEWALK WIDTH BETWEEN PARKING AND BUILDING	5 FT.	5 FT.	5 FT.	YES
MIN. NUMBER OF LOADING SPACES	34 SPACES	7 SPACES	12 SPACES	NO *
LOADING SPACE SIZE	10' X 40'	10' X 40'	10' X 40'	YES
LOCATION OF LOADING AREAS/BAYS	INSIDE STRUCTURE	OUTSIDE	OUTSIDE	NO *
LIGHTING				
MIN. ILLUMINATION PEDESTRIAN WALKWAYS	0.9 FC	-	0.9 FC	YES
MIN. ILLUMINATION PARKING AREAS	1.5 FC	-	0.0 FC	NO *
MAX. LIGHT POLE HEIGHT	18 FT.	-	25 FT.	NO *
MAX. FOOTCANDLES AT PROPERTY LINES				
RETAIL	0.3 F.C.	-	0.3 F.C.	YES
OTHER	0.5 F.C.	-	0.3 F.C.	YES
RETAINING WALLS				
MAX. RETAINING WALL HEIGHT	4 FT.	13.5 FT.	13.5 FT.	NO *
OTHER REQUIREMENTS				
ACCESSORY USE IN FRONT YARD (§25-8.1.A)	NOT ALLOWED	NO	YES (DRIVE THRU)	NO *
DRIVE-UP WINDOW WITHIN YARD SETBACK (§25-11.4.1)	NOT ALLOWED	NO	YES	NO *
LANDSCAPED BUFFER ADJACENT TO RESIDENTIAL ZONE	50 FT.	10.1 FT.	10.1 FT.	EXISTING NON-COMPLYING
SQUARE FOOTAGE BY BUILDING ⁽¹⁾				
MAIN BUILDING	287,791	EXCLUDES 50 SF OF FUTURE LOADING DOCK AREA	250 SF	
VERIZON	2,011		250 SF	
MAVIS	7,646		250 SF	
A	15,784		250 SF	
B	8,055		250 SF	
C	8,400		250 SF	
D	5,602		250 SF	
TOTAL	335,199		250 SF	
LOADING SPACE CALCULATION:				
(1) LOADING SPACE PER 10,000 SF				
MAIN BUILDING	335,199 SF	10,000 SF	33.52 SPACES	
VERIZON	2,011 SF	10,000 SF	0.20 SF	
MAVIS	7,646 SF	10,000 SF	0.76 SF	
A	15,784 SF	10,000 SF	1.58 SF	
B	8,055 SF	10,000 SF	0.81 SF	
C	5,592 SF	10,000 SF	0.56 SF	
D	335,199 SF	10,000 SF	33.52 SPACES	
TOTAL:			214.88 SPACES	
BUILDING COVERAGE CALCULATION:				
MAIN BUILDING	186,000 SF			
VERIZON	12,011 SF			
MAVIS	7,646 SF			
A	15,784 SF			
B	8,055 SF			
C	8,400 SF			
D	5,602 SF			
TOTAL:	214,800 SF			
PARKING SPACE CALCULATIONS:				
RETAIL (1 SPACE PER 250 SF)				
MAIN BUILDING	186,131 SF	250SF	= 676.5 SPACES	
VERIZON	2,011 SF	250SF	= 8.0 SPACES	
A,B,C,D	24,528 SF	250SF	= 98.1 SPACES	
SUBTOTAL: 1,782.6 SPACES				
RESTAURANT (1 SPACE PER 45 SF)				
MAIN BUILDING	6,715 SF	45SF	= 149.2 SPACES	
A,B,C,D	13,223 SF	45SF	= 293.8 SPACES	
SUBTOTAL: 443.0 SPACES				
MEDICAL USE (1 SPACE PER 150 SF)				
MAVIS	7,646 SF	150	= 51.0 SPACES	
STORAGE (1 SPACE PER 800 SF)				
MAIN BUILDING	106,784 SF	800	= 178.0 SPACES	
OFFICE SPACE (1 SPACE PER 250 SF)				
MEZZANINE	5,161 SF	250	= 20.6 SPACES	
TOTAL: 1,475.3 SPACES				
LOADING SPACE CALCULATION:				
(1) LOADING SPACE PER 10,000 SF				
MAIN BUILDING	158,200 SF	10,000 SF	15.82 SPACES	
VERIZON	2,011 SF	10,000 SF	0.20 SF	
MAVIS	7,646 SF	10,000 SF	0.76 SF	
A	15,784 SF	10,000 SF	1.58 SF	
B	8,055 SF	10,000 SF	0.81 SF	
C	5,592 SF	10,000 SF	0.56 SF	
D	335,199 SF	10,000 SF	33.52 SPACES	
TOTAL:			56.65 SPACES	
ADA PARKING CALCULATION:				
ADA REQUIRED FOR OVER 1,000 SPACES:				
20 + 1 FOR EACH 100 OVER 1,000				
AND 5% OF EV MUST BE ADA ACCESSIBLE				
1,156 SPACES PROPOSED				
ELECTRIC VEHICLE PARKING REQUIREMENT:				
4% OF TOTAL PARKING				
AND 5% OF EV MUST BE ADA ACCESSIBLE				
48 EV SPACES (3 ADA) PROPOSED				
EV PARKING COUNTS AS DOUBLE UP TO 10% OF TOTAL PARKING				
1,156 + 48 EV CREDIT = 1,204 TOTAL SPACES				
TOTAL: 1,475.3 SPACES				

- * VARIANCE REQUESTED
- (1) 38 SPACES ARE DESIGNATED AS COMPACT SPACES (8' X 15'). THIS REPRESENTS 3.2% OF ALL SPACES, LESS THAN THE 20% MAXIMUM ALLOWED.
 - (2) RESTAURANT AREA BASED ON 3% OF THE AREA FOR PROPOSED BUILDINGS A,B,C, & D, PLUS THE EXISTING RESTAURANT SPACE. DIFFERENCE IS CALCULATED AS RETAIL SPACE.
 - (3) ONLY REQUIRED FOR POTENTIAL FUTURE LOADING SPACES
 - (4) BUILDING SQUARE FOOTAGES TAKEN FROM MONITOR ARCHITECTURAL GROUP PLANS DATES 02/08/2023

PUBLIC UTILITY LIST

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, 16th
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

SHEET NO.	NAME	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING
SP-2	OVERALL LAYOUT PLAN	PETRY ENGINEERING
SP-3	DEMOLITION PLAN	PETRY ENGINEERING
SP-4	DETAILED LAYOUT PLAN	PETRY ENGINEERING
SP-5	GRADING PLAN	PETRY ENGINEERING
SP-6	DRAINAGE PLAN	PETRY ENGINEERING
SP-7	UTILITY PLAN	PETRY ENGINEERING
LD-1	ADDITIONAL INFORMATION (LOADING DOCKS)	PETRY ENGINEERING
SP-8	LIGHTING PLAN	PETRY ENGINEERING
SP-9	SOIL PROSPECTION AND SEDIMENT CONTROL PLAN	PETRY ENGINEERING
SP-10	SLIP RAMP REMOVAL AND CONSTRUCTION PLAN	PETRY ENGINEERING
SP-11	STORM SEWER PROFILES	PETRY ENGINEERING
SP-12	STORM AND SANITARY SEWER PROFILES	PETRY ENGINEERING
SP-13	CONSTRUCTION NOTES	PETRY ENGINEERING
SP-14	CONSTRUCTION DETAILS	PETRY ENGINEERING
SP-15	CONSTRUCTION DETAILS	PETRY ENGINEERING
SP-16	RETAINING WALL DETAILS	PETRY ENGINEERING
SP-17	TARGET PICK UP SIGN DETAILS	PETRY ENGINEERING
VL-101	ALTA/ACSM LAND SURVEY	LANGAN ENGINEERING
PB-0	PROPOSED SITE DEVELOPMENT PLAN	THE MONITORING ARCHITECTURAL GROUP
PB-1.1	PROPOSED FLOOR PLAN - BUILDING 'A'	THE MONITORING ARCHITECTURAL GROUP
PB-1.2	PROPOSED REAR ELEVATION BLDG. 'A'	THE MONITORING ARCHITECTURAL GROUP
PB-2	PROPOSED FLOOR PLAN - BUILDING 'B'	THE MONITORING ARCHITECTURAL GROUP
PB-3	PROPOSED ELEVATIONS - BUILDING 'C'	THE MONITORING ARCHITECTURAL GROUP
PB-3.1	PROPOSED ELEVATIONS - BUILDING 'C'	THE MONITORING ARCHITECTURAL GROUP
PB-3.2	PROPOSED ELEVATIONS - BUILDING 'C'	THE MONITORING ARCHITECTURAL GROUP
PB-4	PROPOSED FLOOR PLAN - BUILDING 'D'	THE MONITORING ARCHITECTURAL GROUP
PB-5	PROPOSED FLOOR PLAN - BUILDING 'D'	THE MONITORING ARCHITECTURAL GROUP
PB-5.1	PROPOSED FLOOR PLAN - BUILDING 'D'	THE MONITORING ARCHITECTURAL GROUP
PB-5.2	PROPOSED FLOOR PLAN - BUILDING 'D'	THE MONITORING ARCHITECTURAL GROUP
PB-6	PROPOSED Pylon & Monument SIGNS	THE MONITORING ARCHITECTURAL GROUP
PB-7	PROPOSED ELEVATIONS - BUILDING 'B'	THE MONITORING ARCHITECTURAL GROUP
PB-7.1	PROPOSED ELEVATIONS - BUILDING 'B'	THE MONITORING ARCHITECTURAL GROUP
PB-7.2	PROPOSED ELEVATIONS - BUILDING 'B'	THE MONITORING ARCHITECTURAL GROUP
L-1	PLANTING REMOVALS	MKNV + ASSOCIATES
L-2	PLANTING PLAN - CANOPY	MKNV + ASSOCIATES
L-3	PLANTING PLAN - UNDERSTORY 1 OF 3	MKNV + ASSOCIATES
L-4	PLANTING PLAN - UNDERSTORY 2 OF 3	MKNV + ASSOCIATES
L-5	PLANTING PLAN - UNDERSTORY 3 OF 3	MKNV + ASSOCIATES
L-6	PEDESTRIAN PAVING AT BUILDING A & B	MKNV + ASSOCIATES
L-7	PEDESTRIAN PAVING AT BUILDING C	MKNV + ASSOCIATES
L-8	PEDESTRIAN PAVING AT BUILDING D	MKNV + ASSOCIATES

APPROVALS
WEST ORANGE TOWNSHIP
IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PLANNING BOARD CHAIRPERSON

PLANNING BOARD SECRETARY

TOWNSHIP ENGINEER

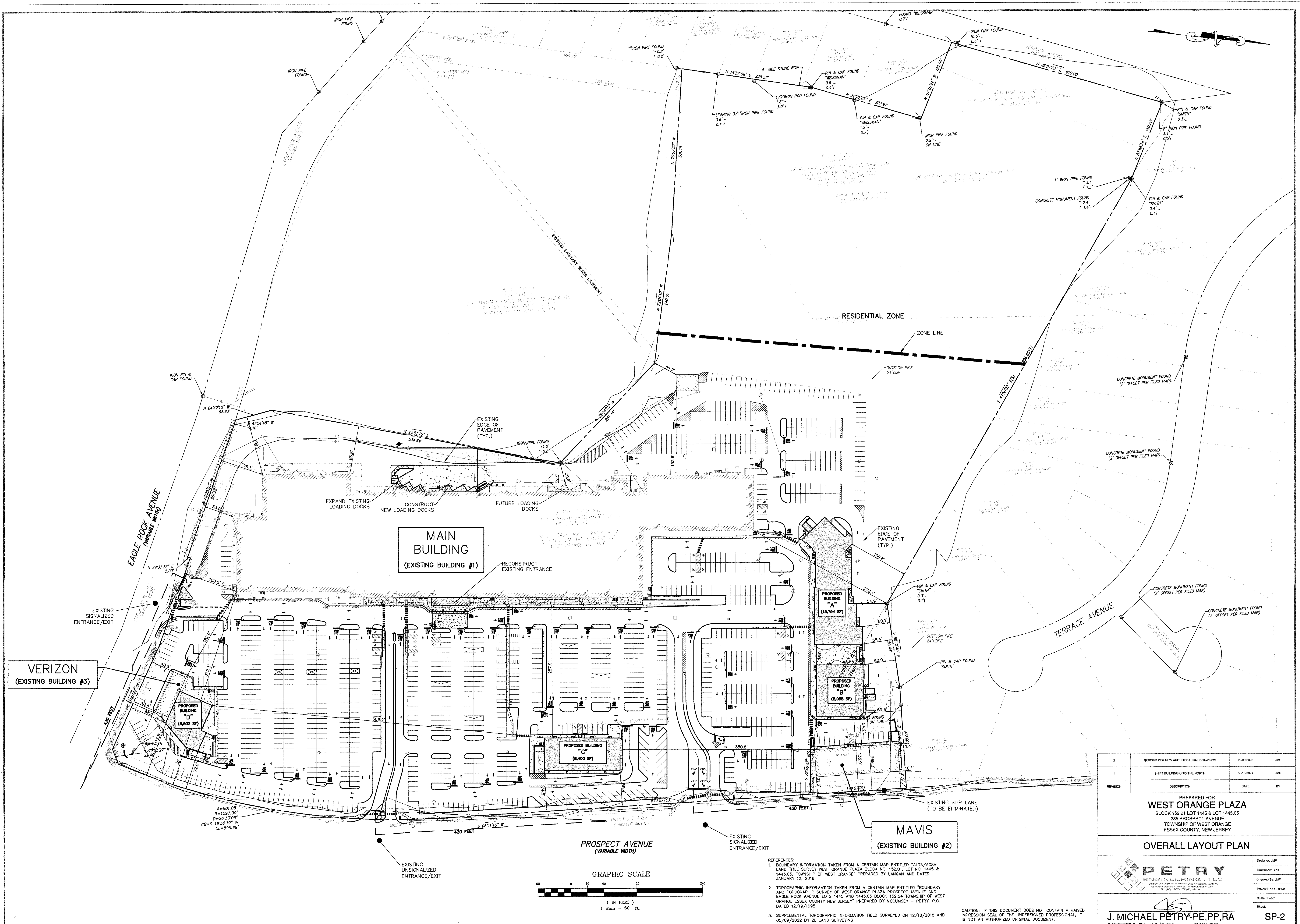
LIST OF APPROVALS REQUIRED:

1. WEST ORANGE PLANNING BOARD
2. ESSEX COUNTY SITE PLAN APPROVAL
3. HEP SCD SOIL EROSION AND SEDIMENT CONTROL
4. NJDEP - TREATMENT WORKS APPROVAL (TWA)
5. NJDEP - WATER EXTENSION PERMIT (ESW)

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

200' PROPERTY OWNERS LIST

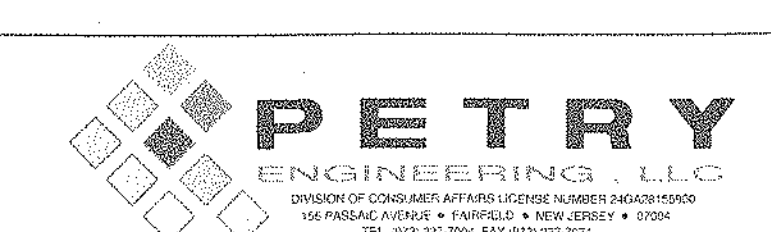
West Orange Township	111	1.01	488 EAGLE ROCK AVENUE	YOUSSEF INC.	270 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	150	1	PROSPECT & EAGLE ROCK AVE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK, NJ	07114
West Orange Township	152.01	12	4 TERRACE AVENUE	DAVENPORT, STEVEN & ALLYSON	4 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	15	12 TERRACE AVENUE	VOLPE, ANGELAM, ESTATE OF	12 TERRACE AVE.	WEST ORANGE, NJ	07052
West Orange Township	152.01	17	16-15 TERRACE AVENUE	LUGO, LOUIS, LETICIA & VALERIO, C.	14 TERRACE AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	19	20 TERRACE AVENUE	VOLPE, THERESA A & JOSEPH	184 KINNELON ROAD	KINNELON, NJ	07405
West Orange Township	152.01	22	22 TERRACE AVENUE	ALBIETZ, JACQUELYN & PETER M.	22 TERRACE AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	24	24 TERRACE AVENUE	MATHEWS, NICHOLAS ADAM	24 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	27	28 TERRACE AVENUE	DE FRANCO, M. MARGHERITE	28 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	30	34 TERRACE AVENUE	TEDESCO, FRANK A.	34 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	35	TERRACE AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1445	EAGLE ROCK & PROSPECT AVE	WEST ORANGE PLAZA	P.O. BOX 526	PLAINFIELD, NJ	07061
West Orange Township	152.01	1445.01	481 EAGLE ROCK AVENUE	MATFAIR FARMS HOLDING CORP.	481 EAGLE ROCK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	1445.05	180 PROSPECT AVENUE	WEST ORANGE PLAZA	105 COLUMBIA PARK #100	FLORHAM PARK, NJ	07932
West Orange Township	152.01	1276	HENRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1286	HENRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1288	HENRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1302	HENRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1305	HENRY STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1361	TERRACE AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1365	TERRACE AVENUE	LANDO, TAJ	45 MILLBERRY DRIVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	1369	TERRACE AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1378	TERRACE AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1380	TERRACE AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	1382	TERRACE AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	152.01	51	56 TERRACE AVENUE	STANISLAUS, GREGORY C. & RUTH	56 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	52	56 TERRACE AVENUE	SINGH, SURINDER & NEELAM S.	56 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	53	57 TERRACE AVENUE	ORSHANES, NELLY RODRIGUEZ TR	57 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	54	59 TERRACE AVENUE	NARAYNECHANDRAN, RAJALAKSHMI	59 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	55	61 TERRACE AVENUE	HAFNER, CHARLES	61 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	56	63 TERRACE AVENUE	SEABROOKS-KELLEY, MANTIA	63 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	57	65 TERRACE AVENUE	PALACIOS, RICHARD & MYRA	65 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	58	67 TERRACE AVENUE	ROTHBERG, WILLIAM & CINDY	67 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	59	69 TERRACE AVENUE	DEGEN, BENNETT C & MICHELLE	69 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	60	71 TERRACE AVENUE	BECKNO, MARCELO & MYRA	71 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	61	73 TERRACE AVENUE	XIONG, FU BILLY YUNHANG	73 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	62	75 TERRACE AVENUE	PATEL, NARESH & VASHA	75 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	63	77 TERRACE AVENUE	FUSMAN, BENJAMIN & ARDEN	77 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	64	79 TERRACE AVENUE	HUGHES, ALBERT C. & ROSAMARY	79 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	65	81 TERRACE AVENUE	MOSKOWITZ, MARTIN J & BONI	81 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	66	83 TERRACE AVENUE	SEID, ERIC & COURTNEY BERNISH	83 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	67	85 TERRACE AVENUE	GRAYSON, KRISTINA & CARMEN	85 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	68	87 TERRACE AVENUE	ZG REAL ESTATE LLC	235 MAIN STREET	MADISON, NJ	07940
West Orange Township	153.14	3	7 WOODHILL CIRCLE	CONDOS, JAMES & NICHELLE, CHRISTINE	7 WOODHILL CIRCLE	WEST ORANGE, NJ	07052
West Orange Township	153.14	33	448 EAGLE ROCK AVENUE	SL 448 EAGLE ROCK AVE LLC	788 MONROE STREET	SHIRT HILLS, NJ	07078
West Orange Township	153.14	35.01	456 EAGLE ROCK AVENUE	456 EAGLE ROCK AVENUE	456 EAGLE ROCK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	153.16	1	265 PROSPECT AVENUE	WESTORANGE LLC, LLC OVAMSAK	PO BOX 2440	SPRING LAKE, NJ	07081



2	REVISED PER NEW ARCHITECTURAL DRAWINGS	08/09/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	08/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY

PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1446 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

OVERALL LAYOUT PLAN

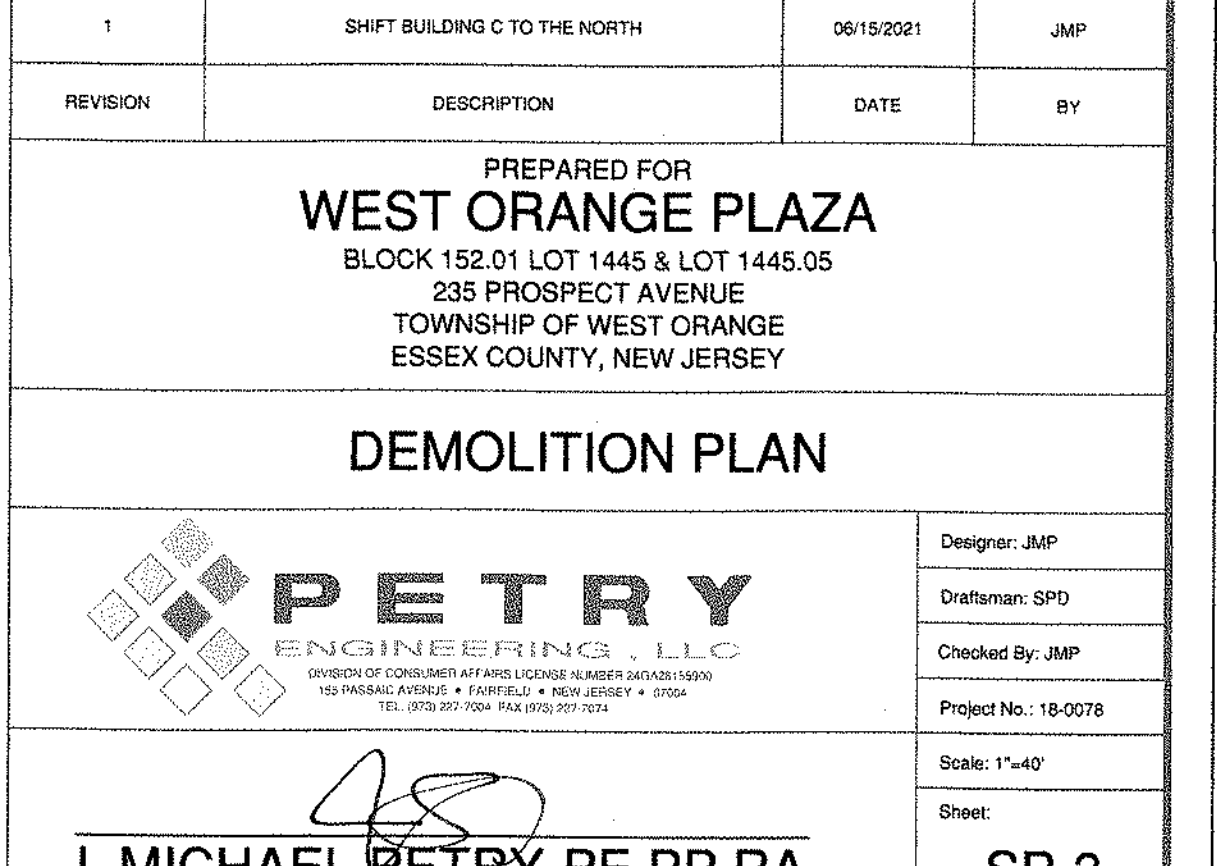
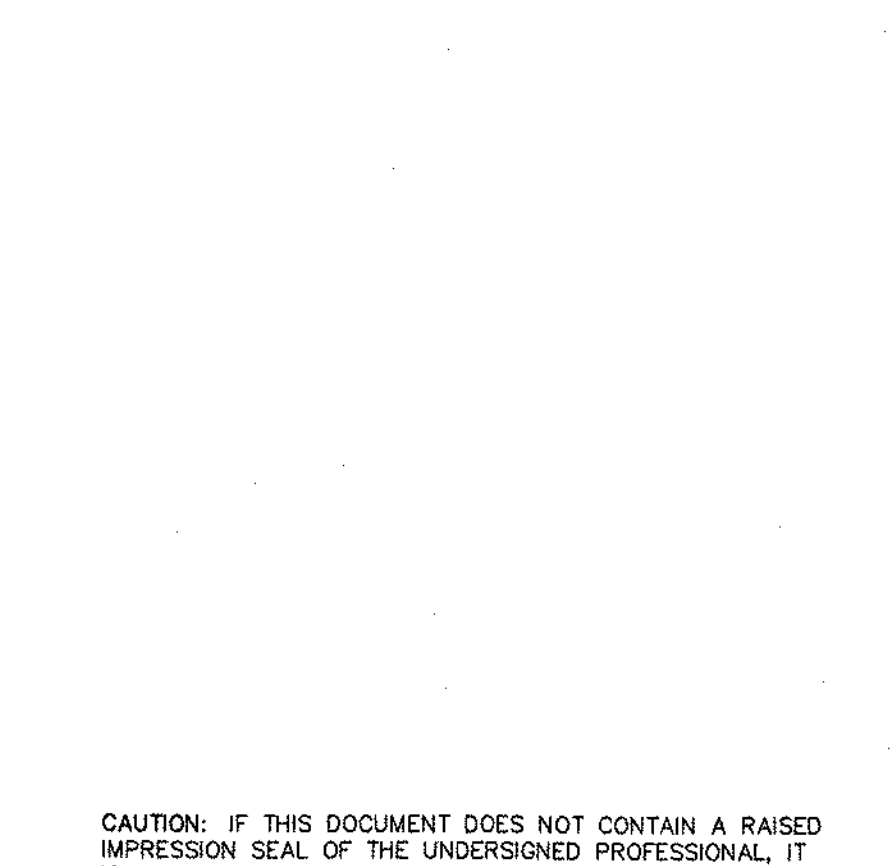
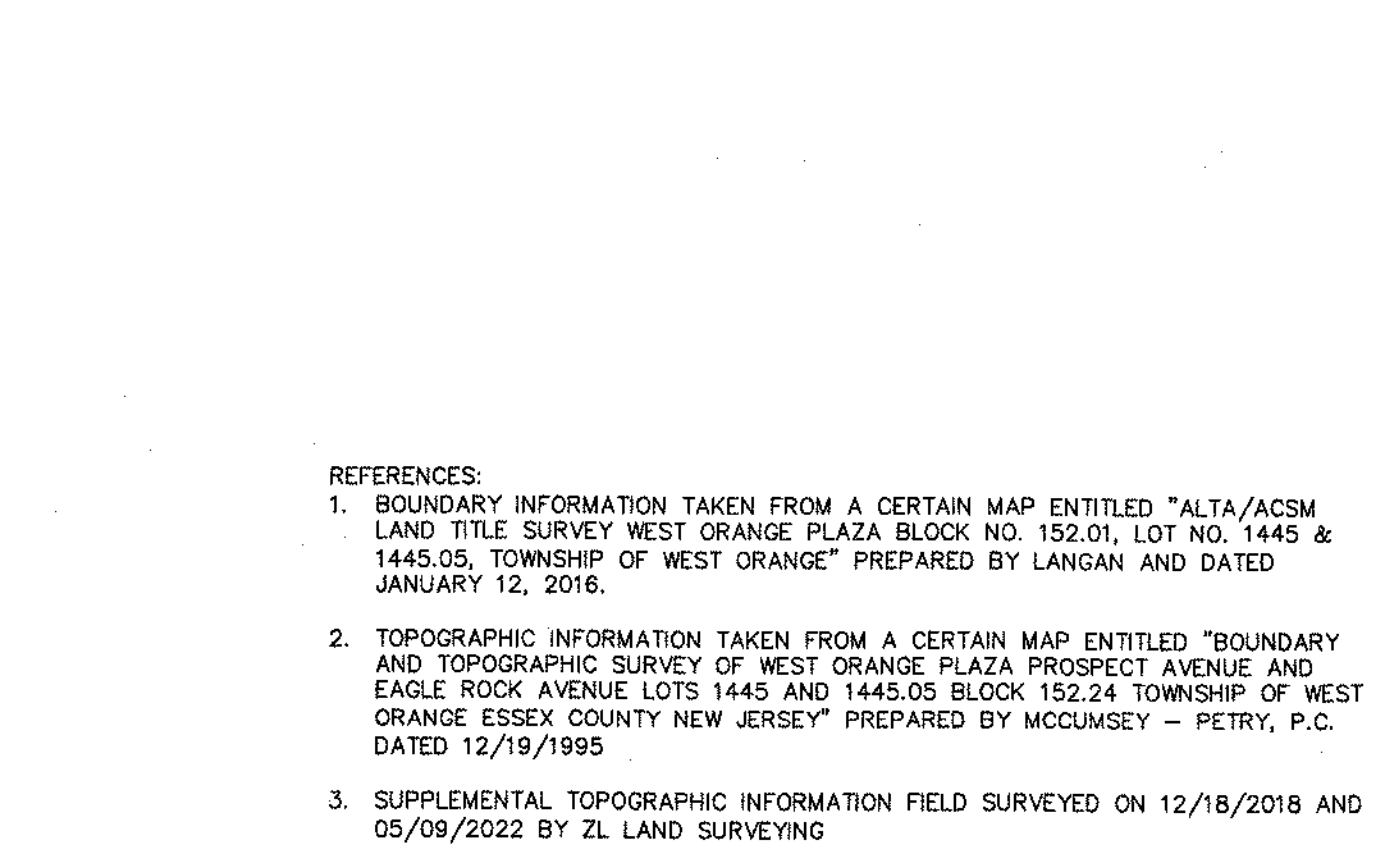
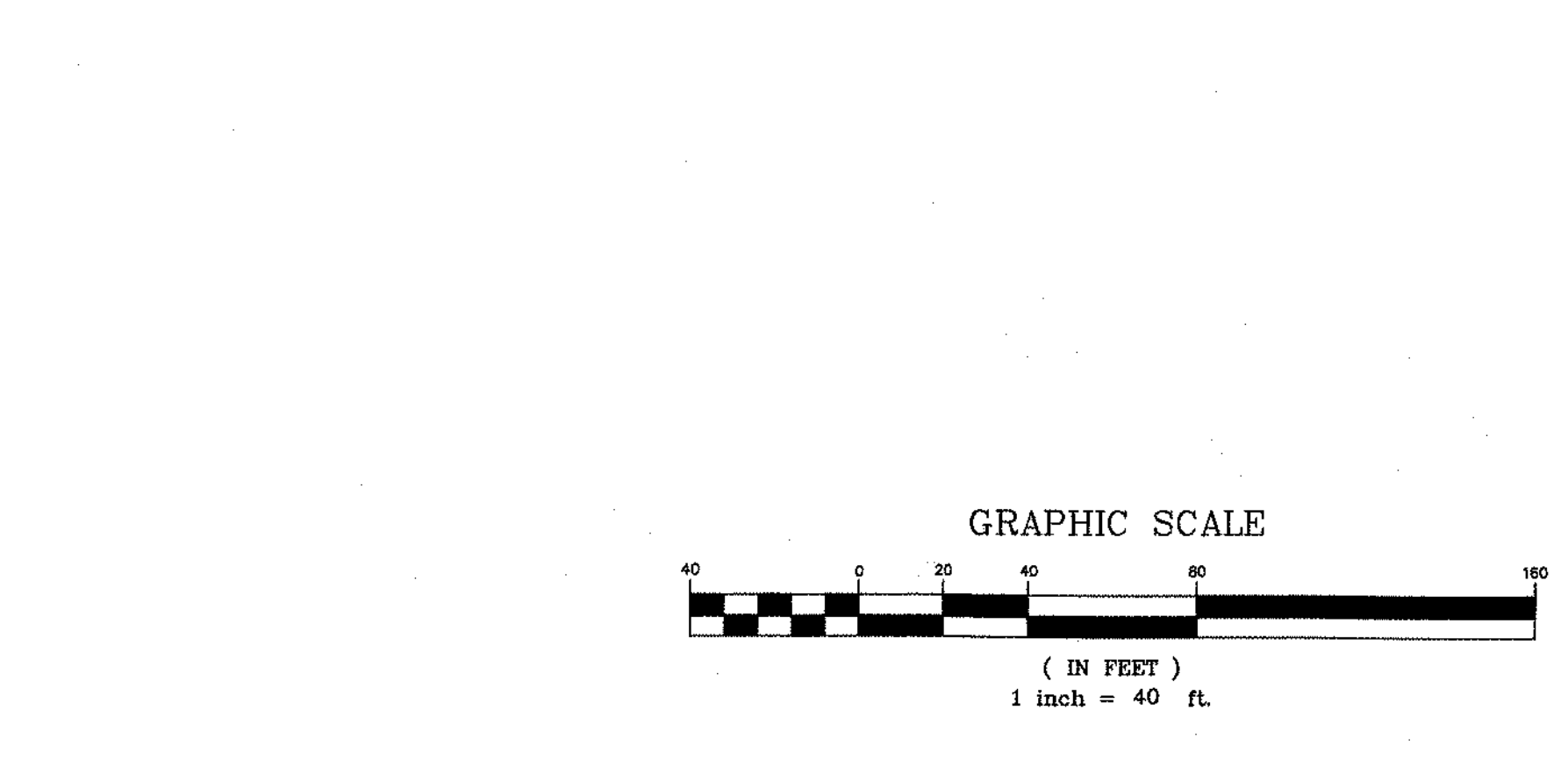
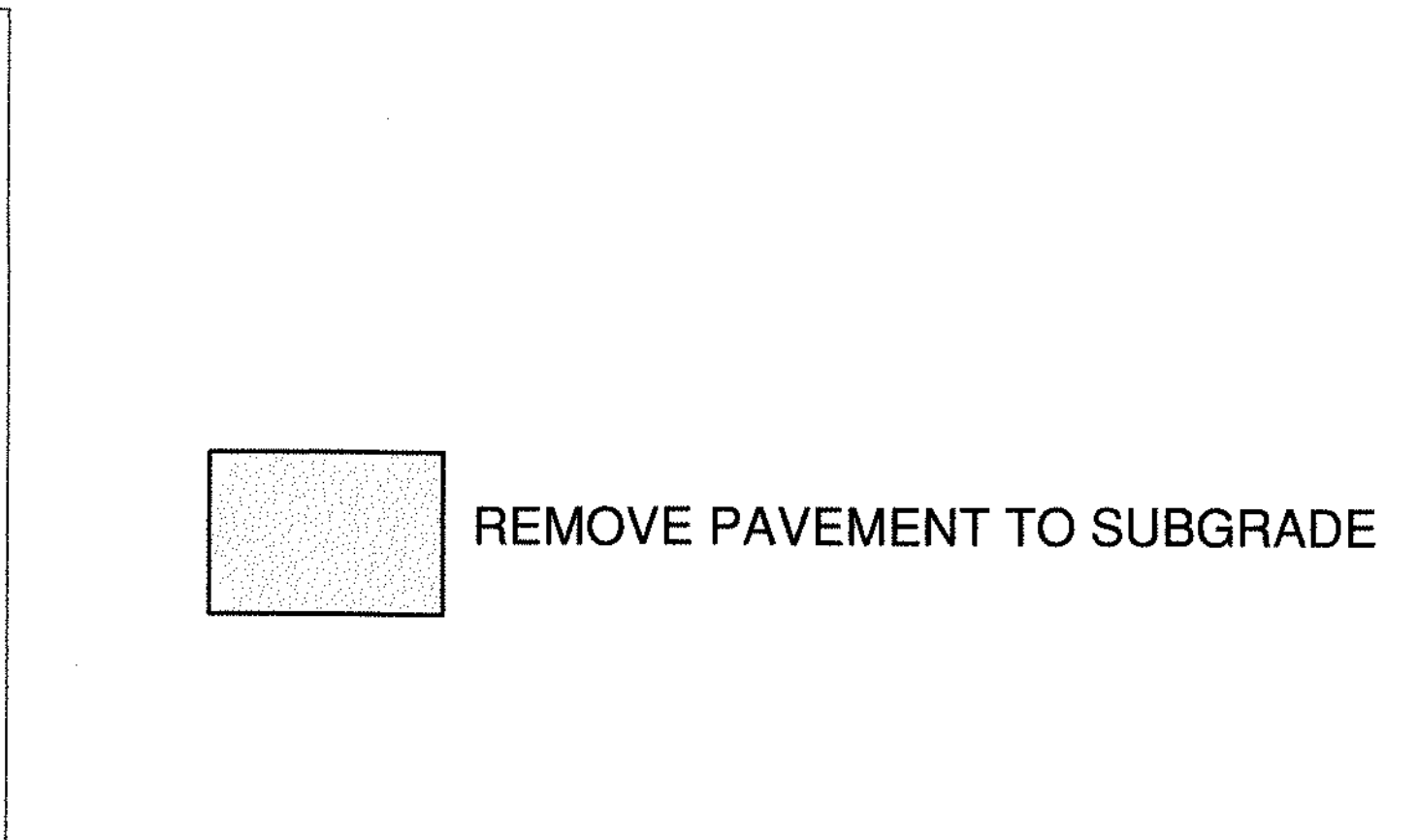
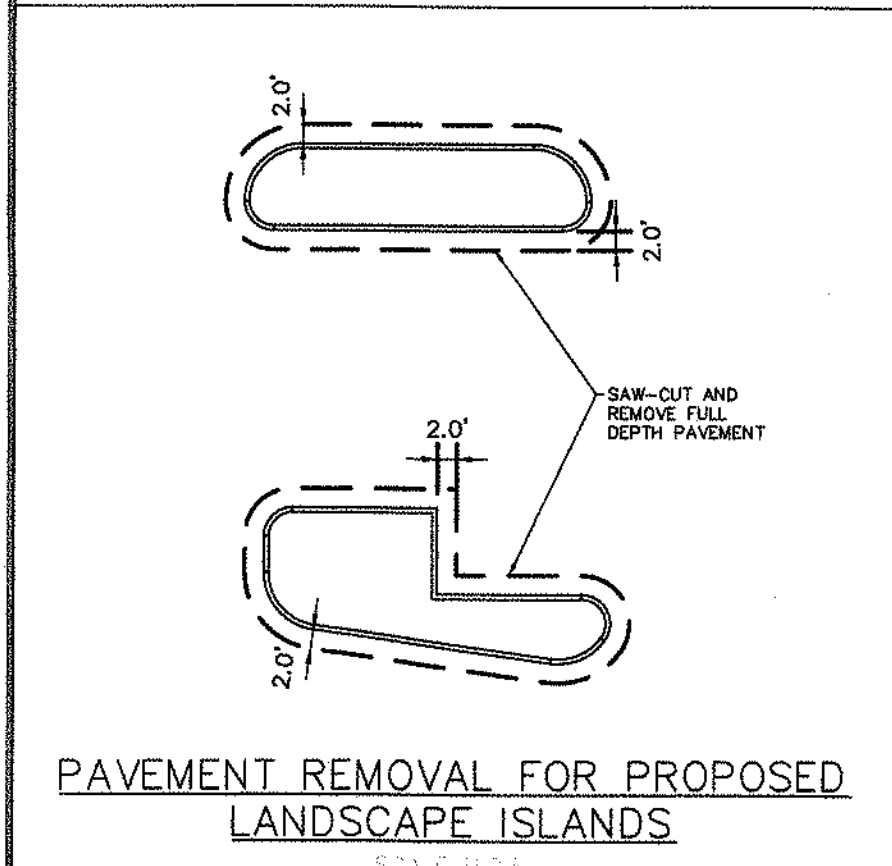
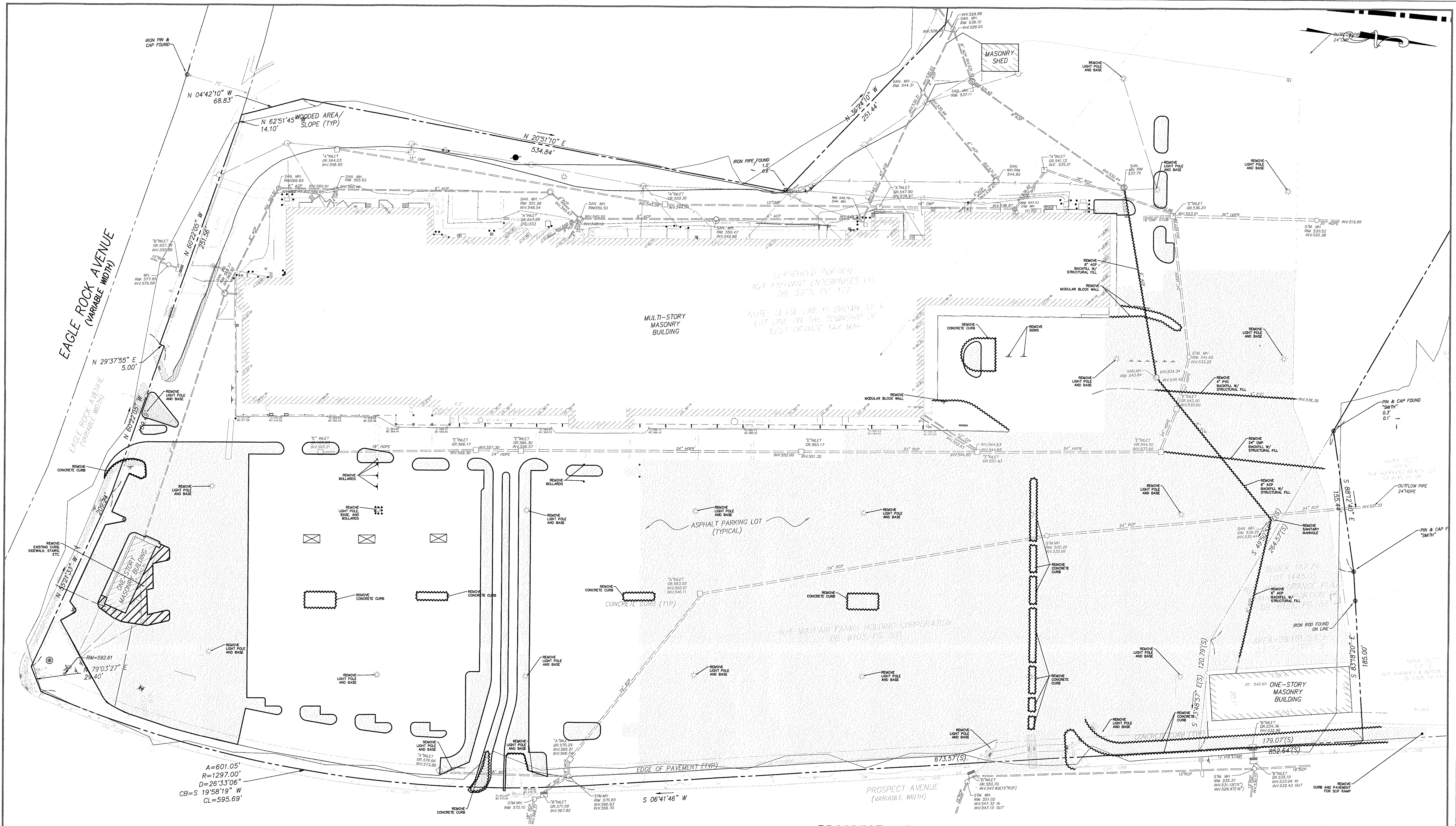


J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER L.C. NO. 36989
DATED: 10/06/2023

Designer: JMP
Draftsman: SPD
Checked By: JMP
Project No.: 18-0078
Scale: 1"=60'
Sheet
SP-2

- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY WEST ORANGE PLAZA BLOCK NO. 152.01, LOT NO. 1445 & 1445.05, TOWNSHIP OF WEST ORANGE" PREPARED BY LANGAN AND DATED JANUARY 12, 2016.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF WEST ORANGE PLAZA, PROSPECT AVENUE AND EAGLE ROCK AVENUE LOTS 1445 AND 1445.05 BLOCK 152.24 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY" PREPARED BY MCMURSEY - PETRY, P.C. DATED 12/19/1995.
 - SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/18/2018 AND 05/09/2022 BY ZI LAND SURVEYING

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



PROSPECT AVENUE
(VARIABLE WIDTH)

REFERENCES:
1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY WEST ORANGE PLAZA BLOCK NO. 152.01, LOT NO. 1445 & 1445.05, TOWNSHIP OF WEST ORANGE" PREPARED BY LANGAN AND DATED JANUARY 12, 2016.
2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF WEST ORANGE PLAZA, PROSPECT AVENUE AND EAGLE ROCK AVENUE LOTS 1445 AND 1445.05 BLOCK 152.24 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY" PREPARED BY MCCUMSEY - PETRY, P.C. DATED 12/19/1995
3. SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/18/2016 AND 05/08/2022 BY 2L LAND SURVEYING

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

REVISION	DESCRIPTION	DATE	BY
2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP

PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

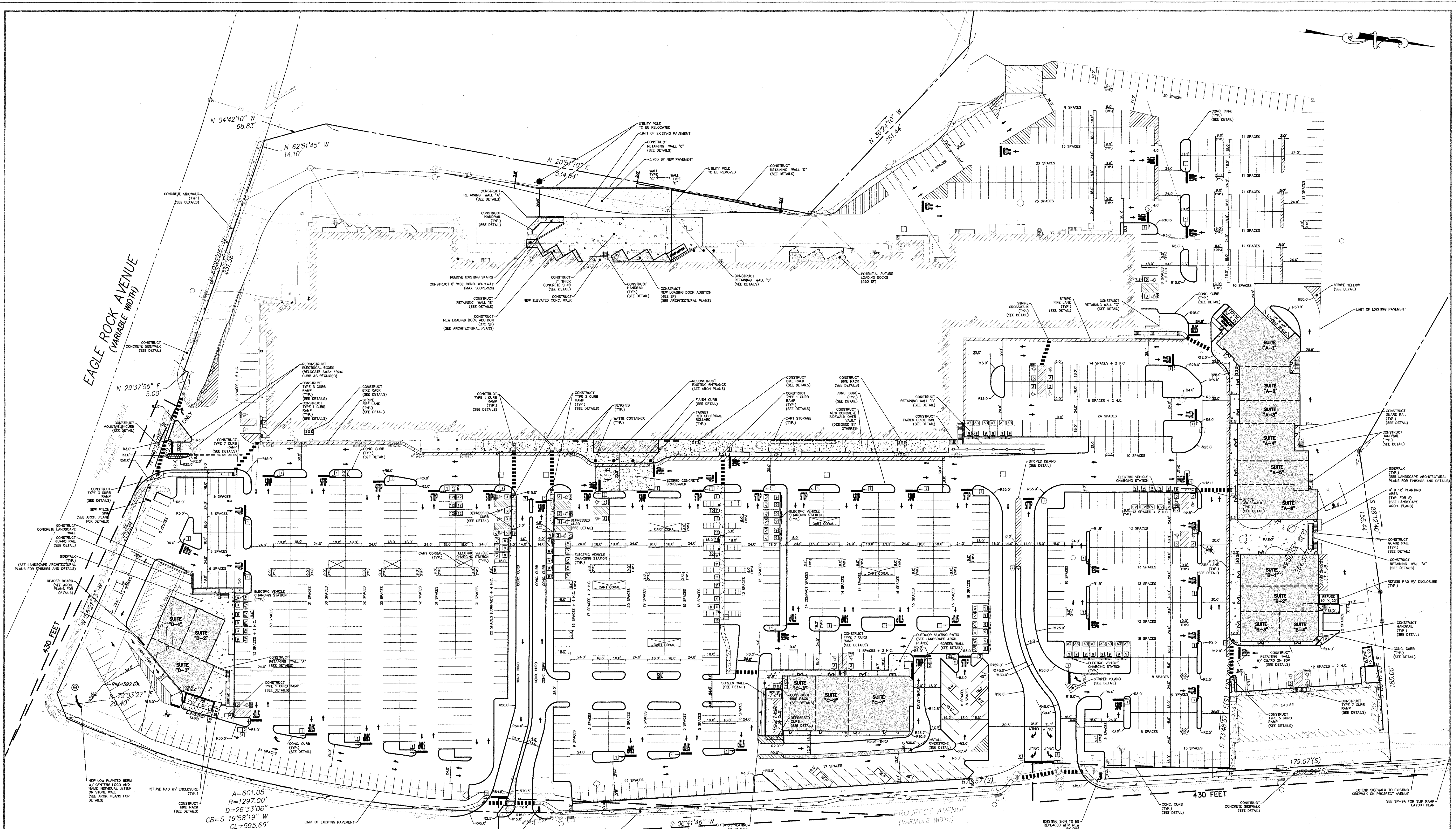
DEMOLITION PLAN

PETRY
ENGINEERING, LLC
DESIGNER OF CONSTRUCTION AND LANDSCAPE ARCHITECTURE
100 HUNTERS LANE, SUITE 200, WEST ORANGE, NJ 07063
TEL: 973.897.7000 FAX: 973.897.7024

J. MICHAEL PETRY, P.E., P.P., R.A.
NJ PROFESSIONAL ENGINEER, LIC. NO. 36662

Designer: JMP
Draftsman: SPD
Checked By: JMP
Project No.: 18-0078
Scale: 1"=40'
Sheet:

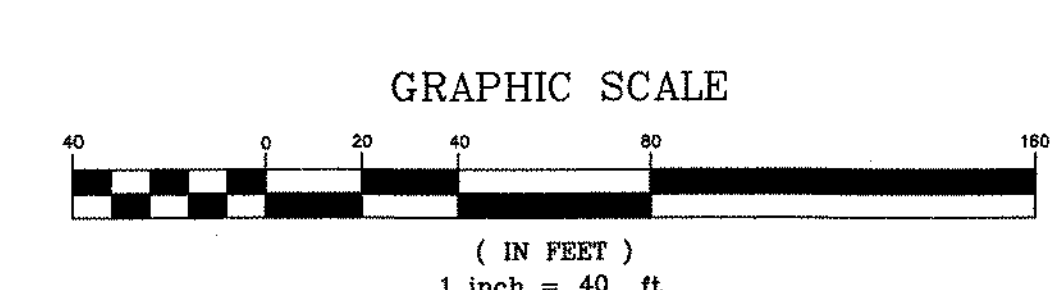
SP-3



TYPICAL LANDSCAPE ISLAND CURB RADIUS

SIGN LEGEND

1	R1-1	STOP SIGN
2	R5-1	DO NOT ENTER
3	R7-B & BB	HANDICAP PARKING
4	R3-1	NO RIGHT TURN
5	R3-5	LEFT TURN ONLY
6	R(NJ)3-BB	LEFT/RIGHT ONLY
7	W6-1	DIVIDED LANES
8	R3-2	NO LEFT TURN
9		ELECTRIC VEHICLE PARKING ONLY
10		TARGET BEACON (SEE SP-17)
11		TARGET SPACE SIGN PANEL (SEE SP-17)
12		WHOLE FOODS PICKUP AREA (SEE SP-16)



**PROSPECT AVENUE
(VARIABLE WIDTH)**

- REFERENCES:**
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY WEST ORANGE PLAZA BLOCK NO. 152.01, LOT NO. 1445 & 1445.05, TOWNSHIP OF WEST ORANGE" PREPARED BY LANGAN AND DATED JANUARY 12, 2016.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF WEST ORANGE PLAZA PROSPECT AVENUE AND EAGLE ROCK AVENUE LOTS 1445 AND 1445.05 BLOCK 152.24 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY" PREPARED BY MCCORMICK - PETRY, P.C. DATED 12/19/1995
 - SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/18/2018 AND 05/09/2022 BY ZL LAND SURVEYING

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2	REVISED PER NEW ARCHITECTURAL DRAWINGS	02/09/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY

PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

DETAILED LAYOUT PLAN

PETRY
ENGINEERING, LLC
MEMBER OF THE PETRY GROUP OF COMPANIES

Designer: JMP
Draftsman: SPD
Checked By: JMP
Project No.: 18-0078
Scale: 1"=40'
Sheet: **SP-4**

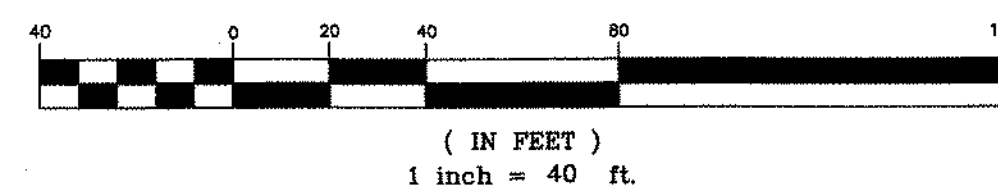
J. MICHAEL PETRY-PE, PP, RA
NEW JERSEY PROFESSIONAL ENGINEER NO. 36662

(SEE SHEET LD-1 FOR ADDITIONAL INFORMATION)

EAGLE ROCK AVENUE
(VARIABLE WIDTH)

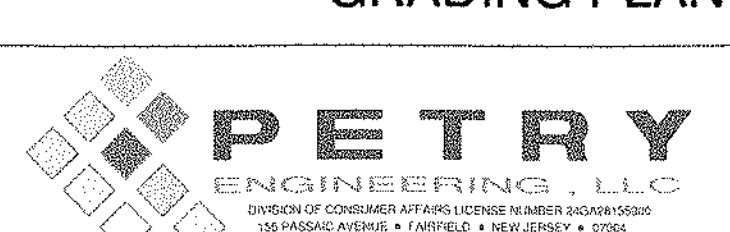
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(VARIABLE WIDTH)

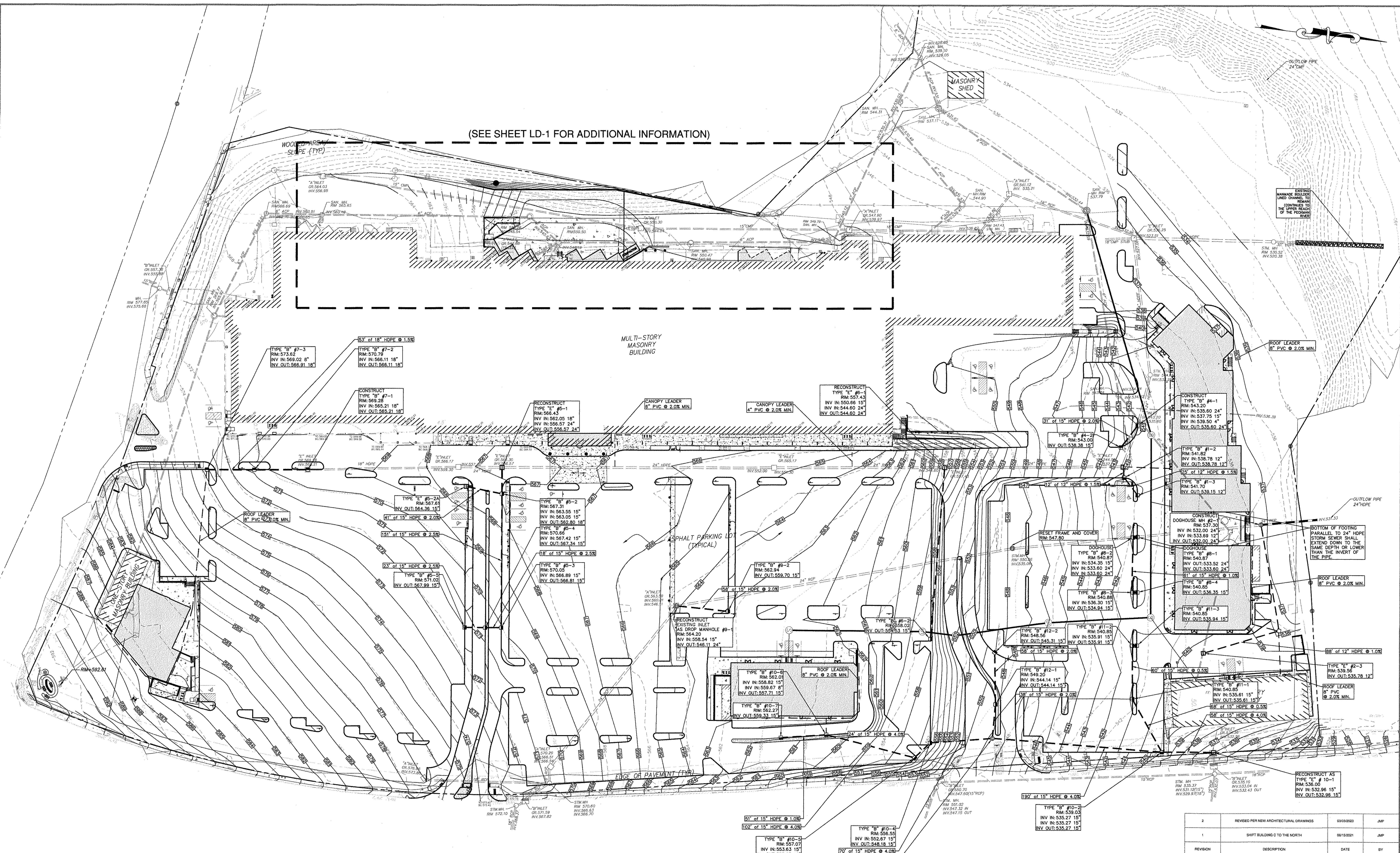
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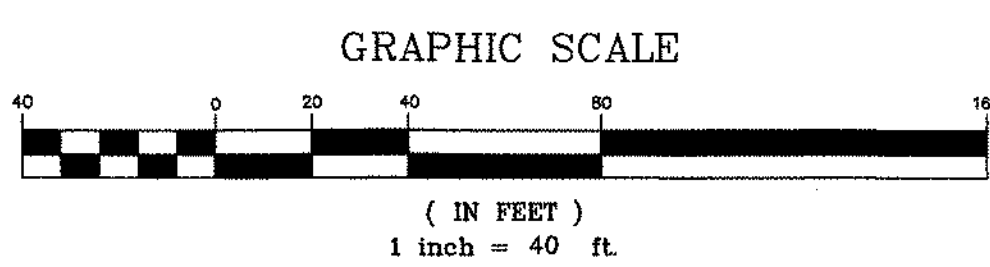
- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY WEST ORANGE PLAZA BLOCK NO. 152.01, LOT NO. 1445 & 1445.05, TOWNSHIP OF WEST ORANGE" PREPARED BY LANGAN AND DATED JANUARY 12, 2016.
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 - SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/18/2018 BY ZL LAND SURVEYING

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2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
GRADING PLAN			
			
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 36662			Designer: JMP Draftsman: SPD Checked By: JMP Project No. 18-0078 Scale: 1"=40' Sheet: SP-5



(SEE SHEET LD-1 FOR ADDITIONAL INFORMATION)



- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY WEST ORANGE PLAZA BLOCK NO. 152.01, LOT NO. 1445 & 1445.05, TOWNSHIP OF WEST ORANGE" PREPARED BY LANGAN AND DATED JANUARY 12, 2016.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF WEST ORANGE PLAZA PROSPECT AVENUE AND EAGLE ROCK AVENUE LOTS 1445 AND 1445.05 BLOCK 152.24 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY" PREPARED BY MCCORMICK - PETRY, P.C. DATED 12/19/1995.
 - SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/18/2018 BY ZL LAND SURVEYING

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2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY

PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

DRAINAGE PLAN

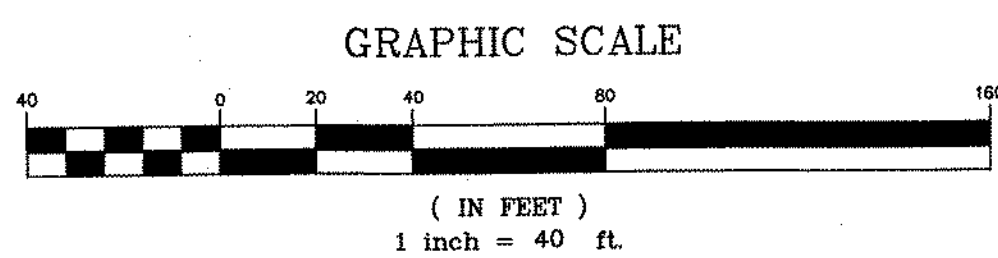
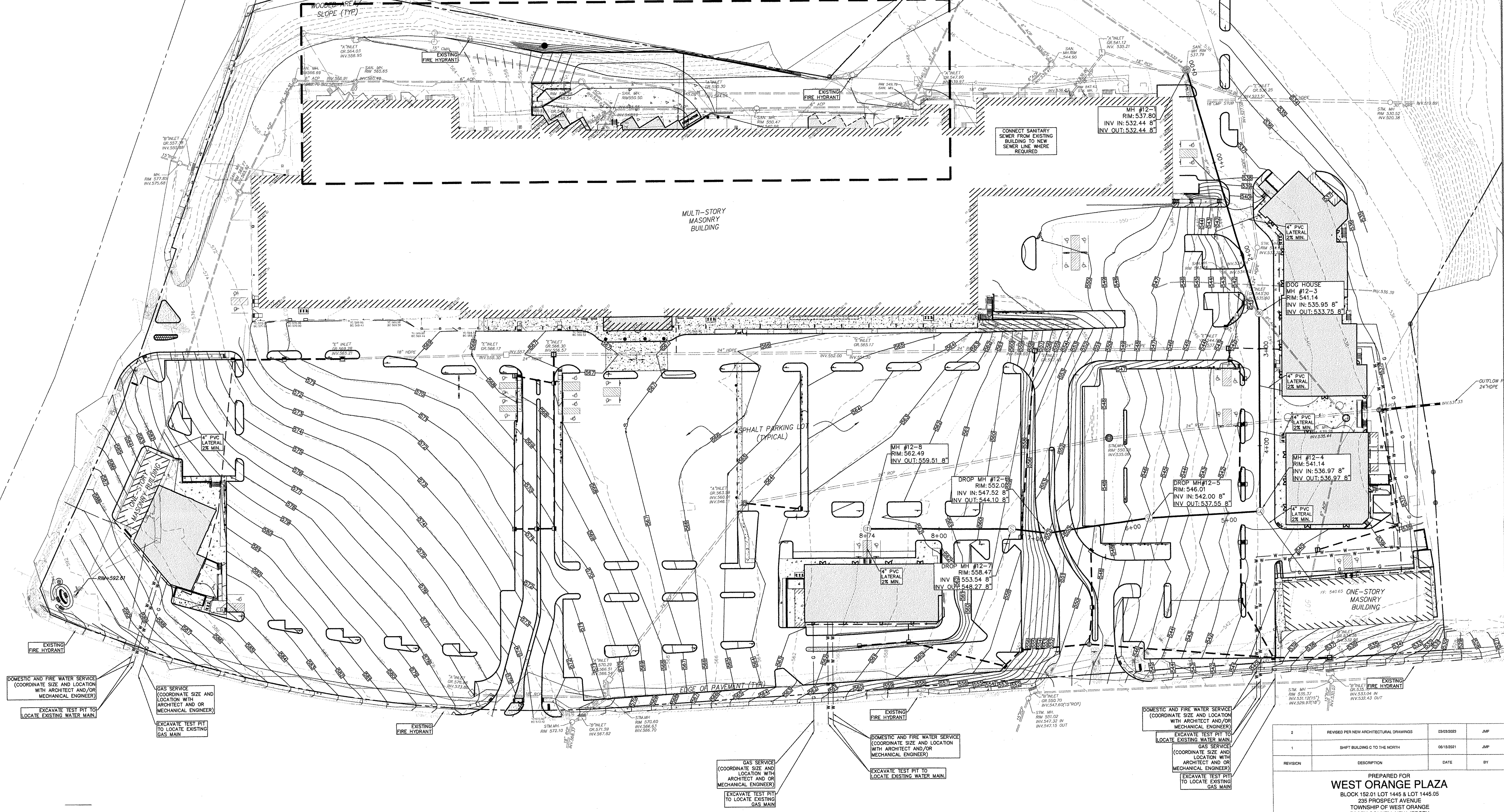
PETRY ENGINEERING, LLC
REGISTERED PROFESSIONAL ENGINEERS LICENSE NO. 35268 AND 35269
1000 MARLBOROUGH TURNPIKE, SUITE 200, NEW JERSEY 07033
TEL: 908-277-0044 FAX: 908-277-0044

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36862

DATE: 12/19/2022

SP-6

(SEE SHEET LD-1 FOR ADDITIONAL INFORMATION)



- REFERENCES:
1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY WEST ORANGE PLAZA BLOCK NO. 152.01, LOT NO. 1445 & 1445.05, TOWNSHIP OF WEST ORANGE" PREPARED BY LANGAN AND DATED JANUARY 12, 2016.
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 3. SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/18/2018 BY ZL LAND SURVEYING.

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REVISION	DESCRIPTION	DATE	BY
2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/05/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/18/2021	JMP

PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

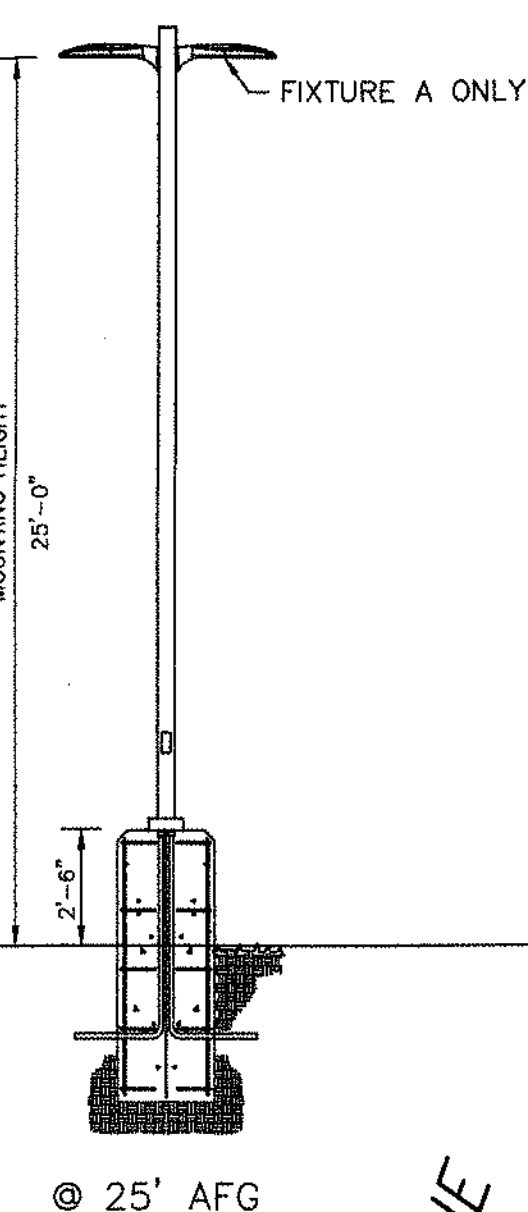
UTILITY PLAN

PETRY ENGINEERING LLC
CORPORATE OFFICE: 235 PROSPECT AVENUE, WEST ORANGE, NJ 07063
TEL: 973.871.7000 FAX: 973.871.7001

J. MICHAEL PETRY, P.E., P.P.R.A.
NJ PROFESSIONAL ENGINEER NO. 36889 DATED: 12/28/2022

Designer: JMP
Checker: BPD
Checked By: JMP
Project No: 18-0076
Scale: 1"=40'
Sheet: **SP-7**

TYPES A, B, & C

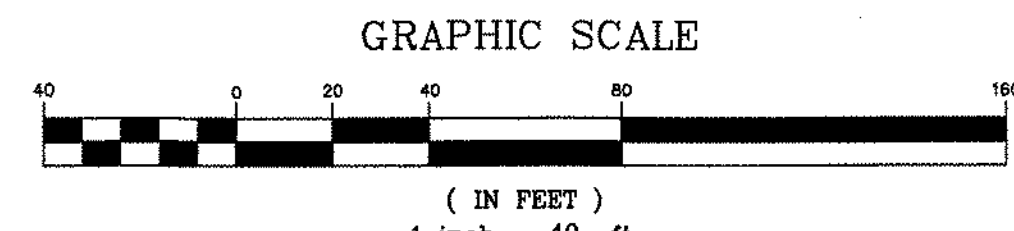


EAGLE ROCK AVENUE
(VARIABLE WIDTH)

PROSPECT AVENUE
(VARIABLE WIDTH)

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Wattage
■	A	29	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLD-VSQ-W-120LED-525mA-NW-PG13	211	384
■	B	5	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLD-IV-FT-120LED-525mA-NW-PG13	193	192
■	C	4	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLD-III-W-120LED-525mA-NW-PG13	198	192
■	D	7	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-III-40PLED-525mA-NW-PG13	176	65.4
■	E	26	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-IV-FT-40PLED-525mA-162-NW-PG13		65.6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL @ GRADE	+	1.6 fc	6.0 fc	0.0 fc	N/A	N/A
PARKING @ GRADE	X	2.1 fc	6.0 fc	0.3 fc	20.0:1	7.0:1
REAR LOADING AREA @ GRADE	X	2.2 fc	3.1 fc	1.5 fc	2.1:1	1.5:1
OVERALL 2 @ GRADE	+	0.9 fc	4.4 fc	0.0 fc	N/A	N/A
REAR DRIVEWAY @ GRADE	X	2.0 fc	4.0 fc	0.8 fc	5.0:1	2.5:1



- REFERENCES:
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 - SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/18/2018 BY ZI LAND SURVEYING

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2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
LIGHTING PLAN			
			Designer: JMP
			Draftsman: SPD
			Checked By: JMP
			Project No: 18-0078
			Scale: 1"=40'
			Sheet: SP-8
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 26992 DATED: 10/03/2022			

- REFERENCES:
1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY WEST ORANGE PLAZA BLOCK NO. 152.01, LOT NO. 1445 & 1445.05, TOWNSHIP OF WEST ORANGE" PREPARED BY LANGAN AND DATED JANUARY 12, 2016.
 2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF WEST ORANGE PLAZA PROSPECT AVENUE AND EAGLE ROCK AVENUE LOTS 1445 AND 1445.05 BLOCK 152.24 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY" PREPARED BY MCCUMSEY - PETRY, P.C. DATED 12/19/1995
 3. SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/16/2018 BY ZL LAND SURVEYING

BouC

BogBc

BogCc

URBONB

BouB

SOIL LEGEND

SOIL INFORMATION OBTAINED FROM WEB SOIL SURVEY, MAP PRINTED ON 04-24-2018

URBONB - URBAN LAND, BOONTON SUBSTRATUM, 0 TO 8 PERCENT SLOPES

BouC - BOONTON URBAN LAND, BOONTON SUBSTRATUM COMPLEX, 8 TO 15 PERCENT SLOPES

BogBc - BOONTON LOAM, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY

BogCc - BOONTON LOAM, 8 TO 15 PERCENT SLOPES, EXTREMELY STONY

BouB - BOONTON URBAN LAND, BOONTON SUBSTRATUM COMPLEX 0 TO 8 PERCENT SLOPES

- TEMPORARY STABILIZATION**
- SOILS EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, SHALL BE SEED & 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/ACRE.
 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 IS REQUIRED FOR ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

- SEQUENCE OF CONSTRUCTION**
1. INSTALL SILT FENCE, INLET FILTERS, AND ANTI-TRACKING PADS (DURATION: APPROX. 1 WEEK)
 2. SAWCUT AND REMOVE PARKING LOT (DURATION: APPROX. 4 WEEKS)
 3. INSTALL NEW STORM SEWERS (DURATION: APPROX. 6 WEEKS)
 4. INSTALL NEW SANITARY SEWER (DURATION: APPROX. 4 WEEKS)
 5. CONSTRUCT NEW BUILDINGS (DURATION: APPROX. 12 MONTHS)
 6. STABILIZE AND SEED ALL DISTURBED AREAS NOT SCHEDULED FOR PAVING (DURATION: APPROX. 1 WEEK)
 7. PAVE PARKING LOT (DURATION: APPROX. 2 WEEKS)
 8. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES (DURATION: APPROX. 1 WEEKS)

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" 3rd Edition last revised 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. 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 protected with vegetative cover. This temporary cover shall be maintained until such time whereby permanent rehabilitation is established.
3. **Seeding Dates:** The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-3/15 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 862-333-4507 to request a Final Inspection, giving advanced notice upon completion of the rehabilitation 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, firm in place, is required, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel clearing tracking pad is to be installed at all site exits using 2 1/2" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveway 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 precedent.

SOIL EROSION LEGEND

X FILTER FABRIC FENCING (SEE DETAIL)

--- LIMIT OF DISTURBANCE

--- SOIL BOUNDARY LINE

STRAW BALE BARRIER

INLET FILTER

ANTI-TRACKING PAD (SEE DETAIL)

TOTAL AREA OF DISTURBANCE:
391,000 SQ.FT. OR 8.976± AC.

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2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/05/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP

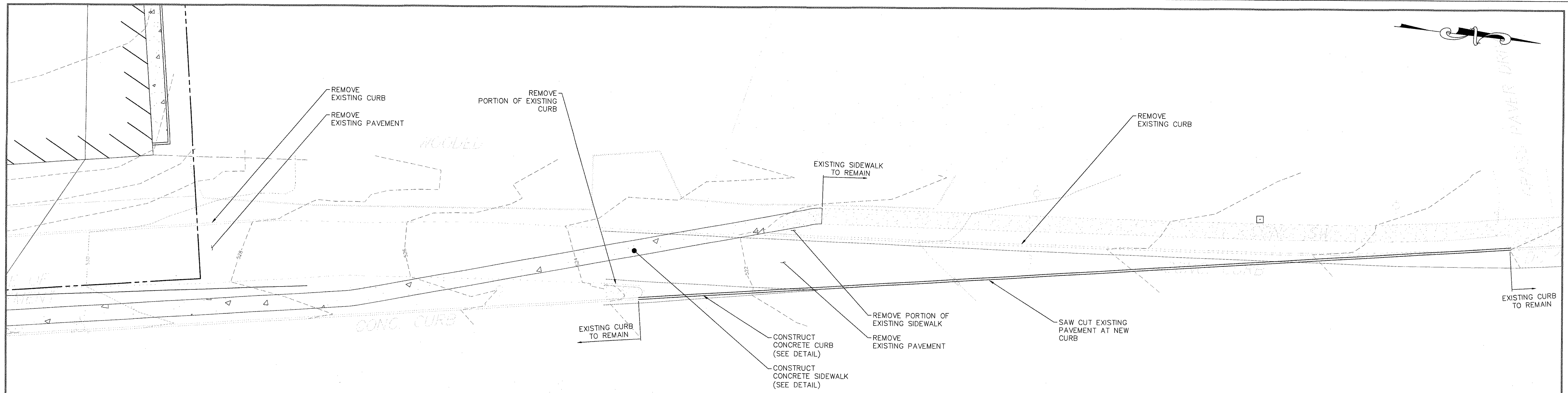
PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SOIL EROSION AND SEDIMENT CONTROL PLAN

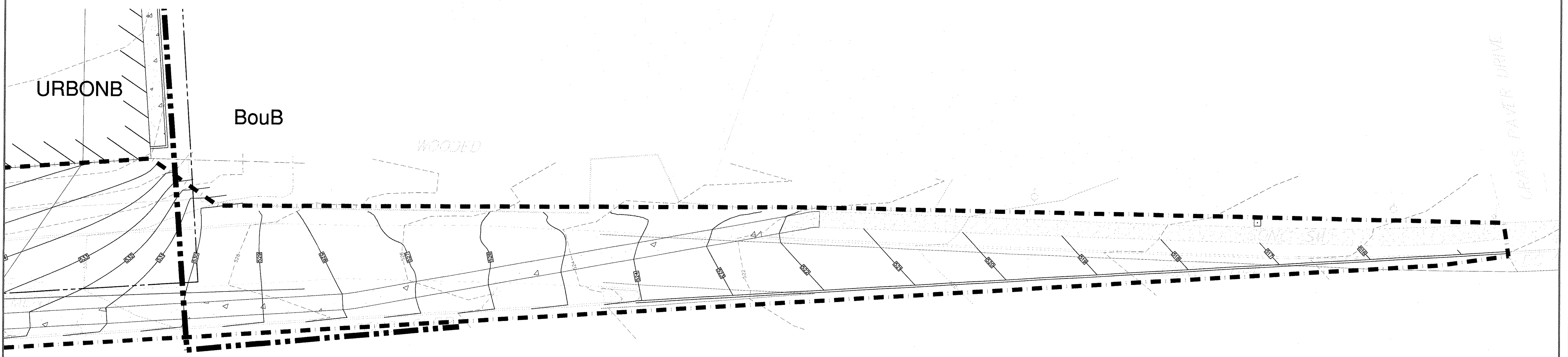
PETRY
ENGINEERING, LLC
100 PROSPECT AVENUE, 2ND FLOOR, WEST ORANGE, NJ 07063
TEL: 973-265-7600 FAX: 973-265-7601

Designer: JMP
Checked By: JMP
Project No: 18-0078
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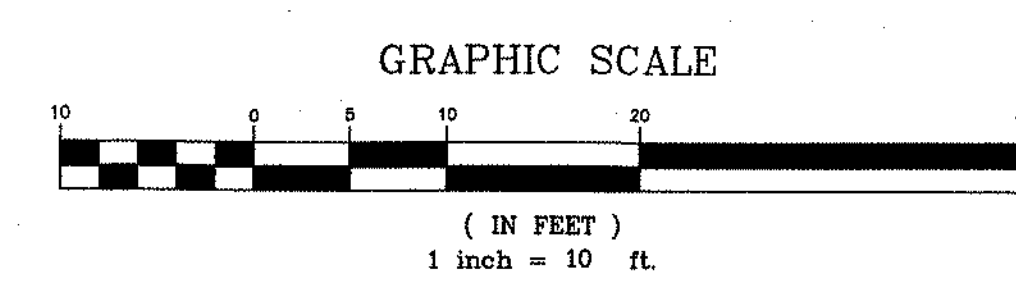
J. MICHAEL BETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36662 DATED: 12/09/2020



SLIP RAMP DETAIL LAYOUT
1" = 10'



SLIP RAMP GRADING AND SESC PLAN
1" = 10'



SOIL EROSION LEGEND	
X	FILTER FABRIC FENCING (SEE DETAIL)
---	LIMIT OF DISTURBANCE
---	SOIL BOUNDARY LINE
---	STRAW BALE BARRIER
---	INLET FILTER
---	ANTI-TRACKING PAD (SEE DETAIL)

- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY WEST ORANGE PLAZA BLOCK NO. 152.01, LOT NO. 1445 & 1445.05, TOWNSHIP OF WEST ORANGE" PREPARED BY LANGAN AND DATED JANUARY 12, 2016.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF WEST ORANGE PLAZA PROSPECT AVENUE AND EAGLE ROCK AVENUE LOTS 1445 AND 1445.05 BLOCK 152.24 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY" PREPARED BY MCCUMSEY - PETRY, P.C. DATED 12/19/1995
 - SUPPLEMENTAL TOPOGRAPHIC INFORMATION FIELD SURVEYED ON 12/16/2016 BY ZL LAND SURVEYING

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2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY

PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

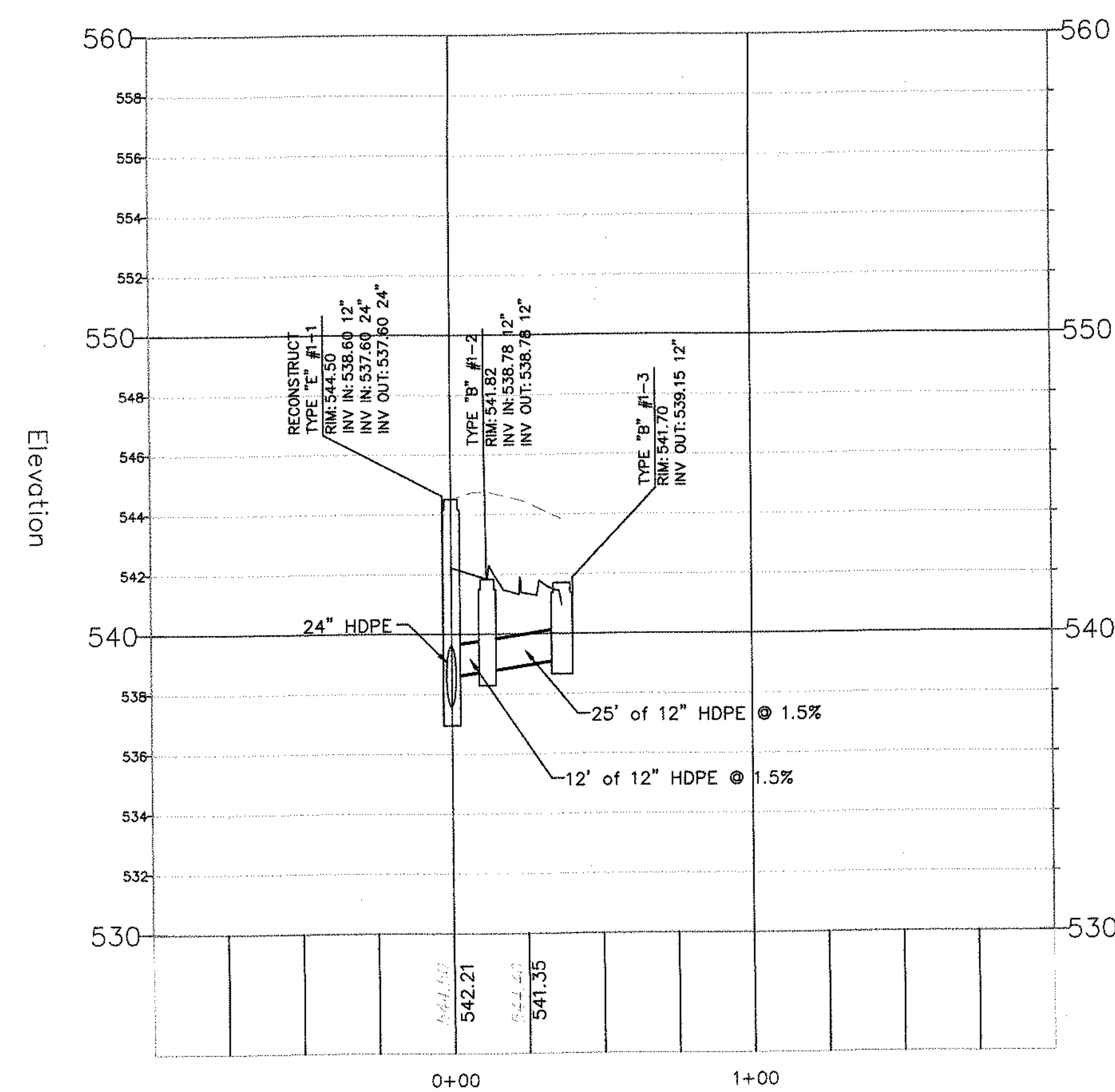
**SLIP RAMP REMOVAL AND
CONSTRUCTION PLAN**

PETRY
ENGINEERING, LLC
130 PAVANE AVENUE • CARLISLE, PA 16801
TEL: 717.253.1000 FAX: 717.253.1001

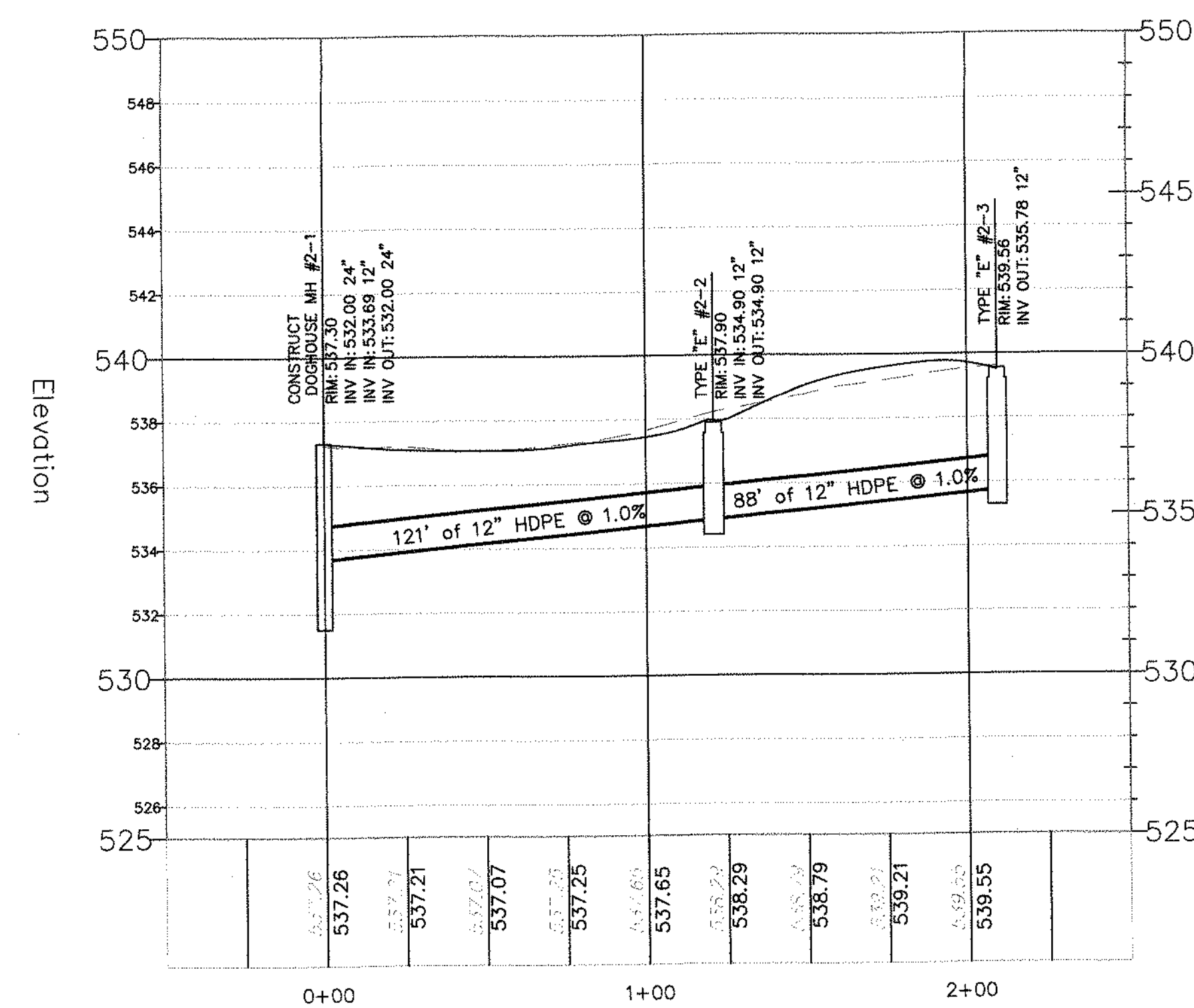
J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER L.C. No. 36662 DATED: 05/01/2021

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Draftsman: SPD
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Project No: 16-0078
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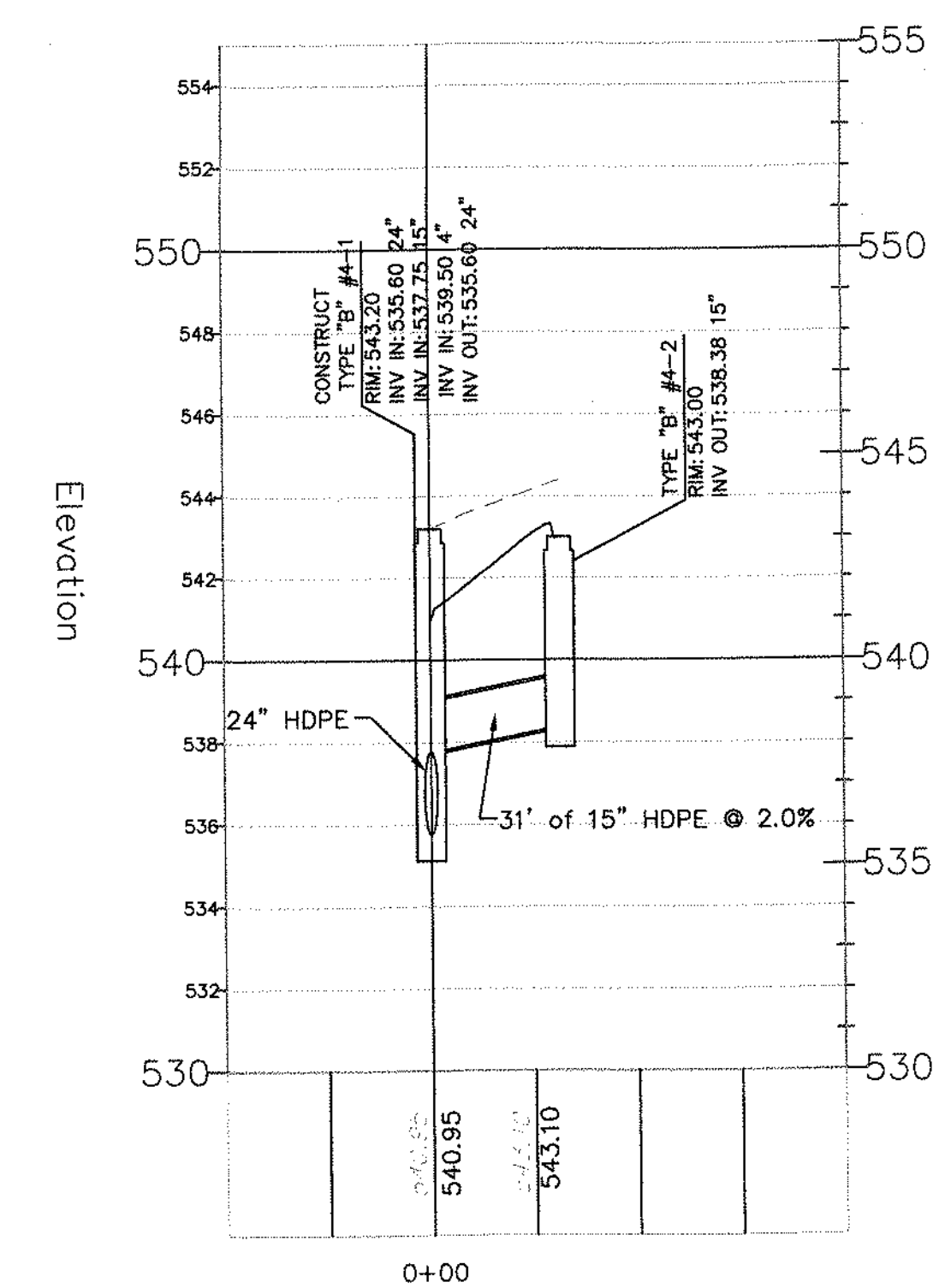
STORM SEWER NETWORK #1-1 PROFILE



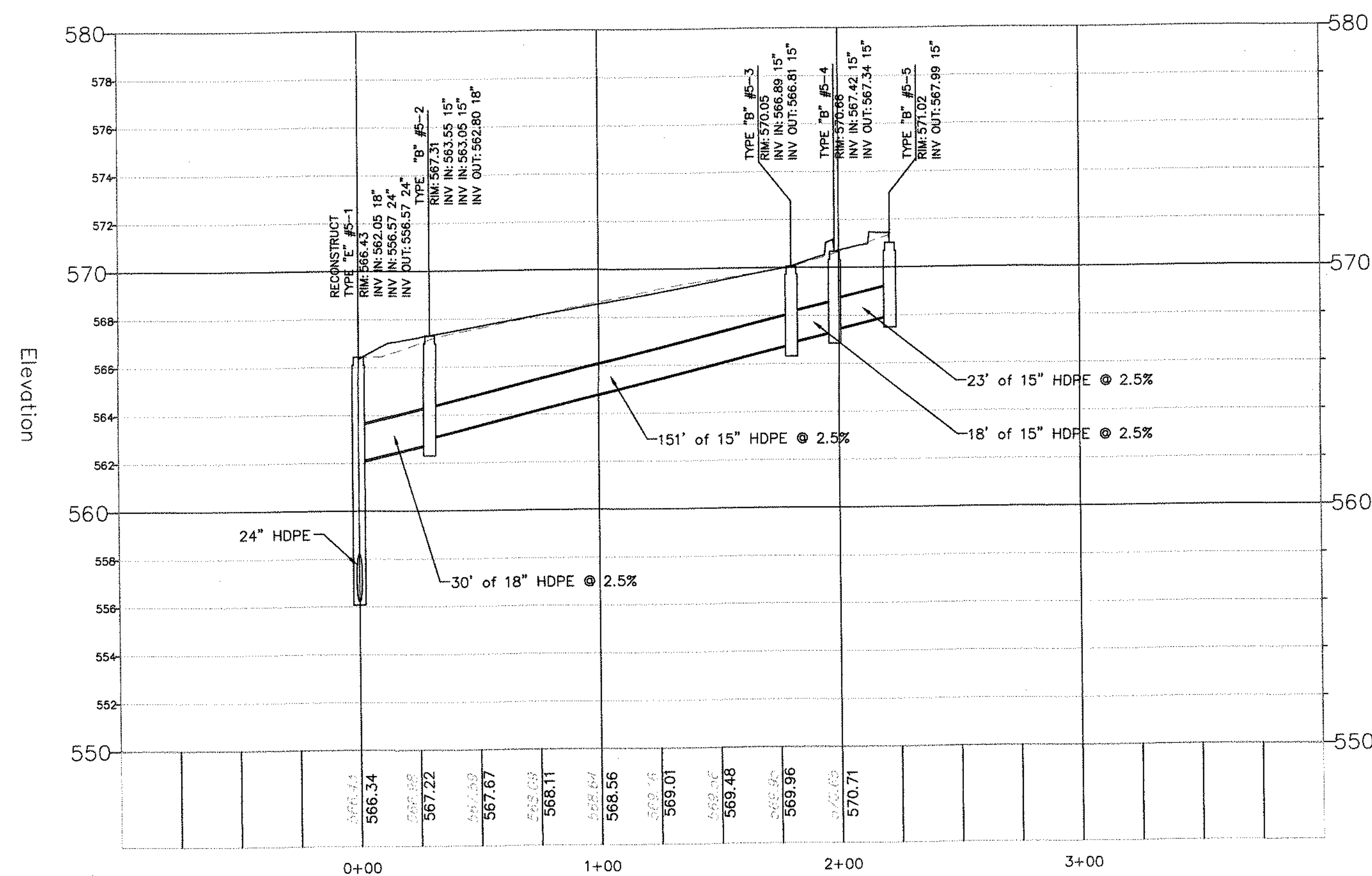
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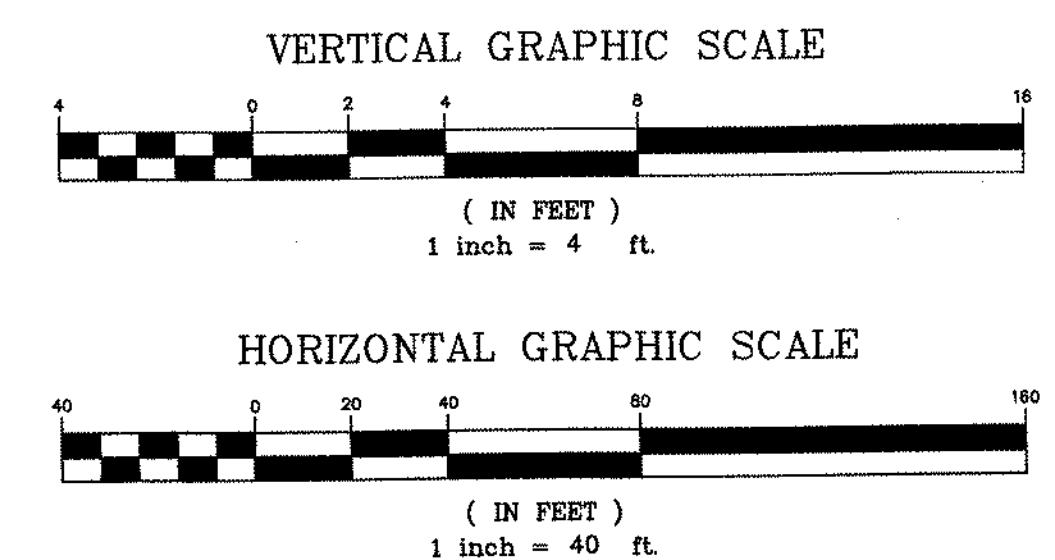
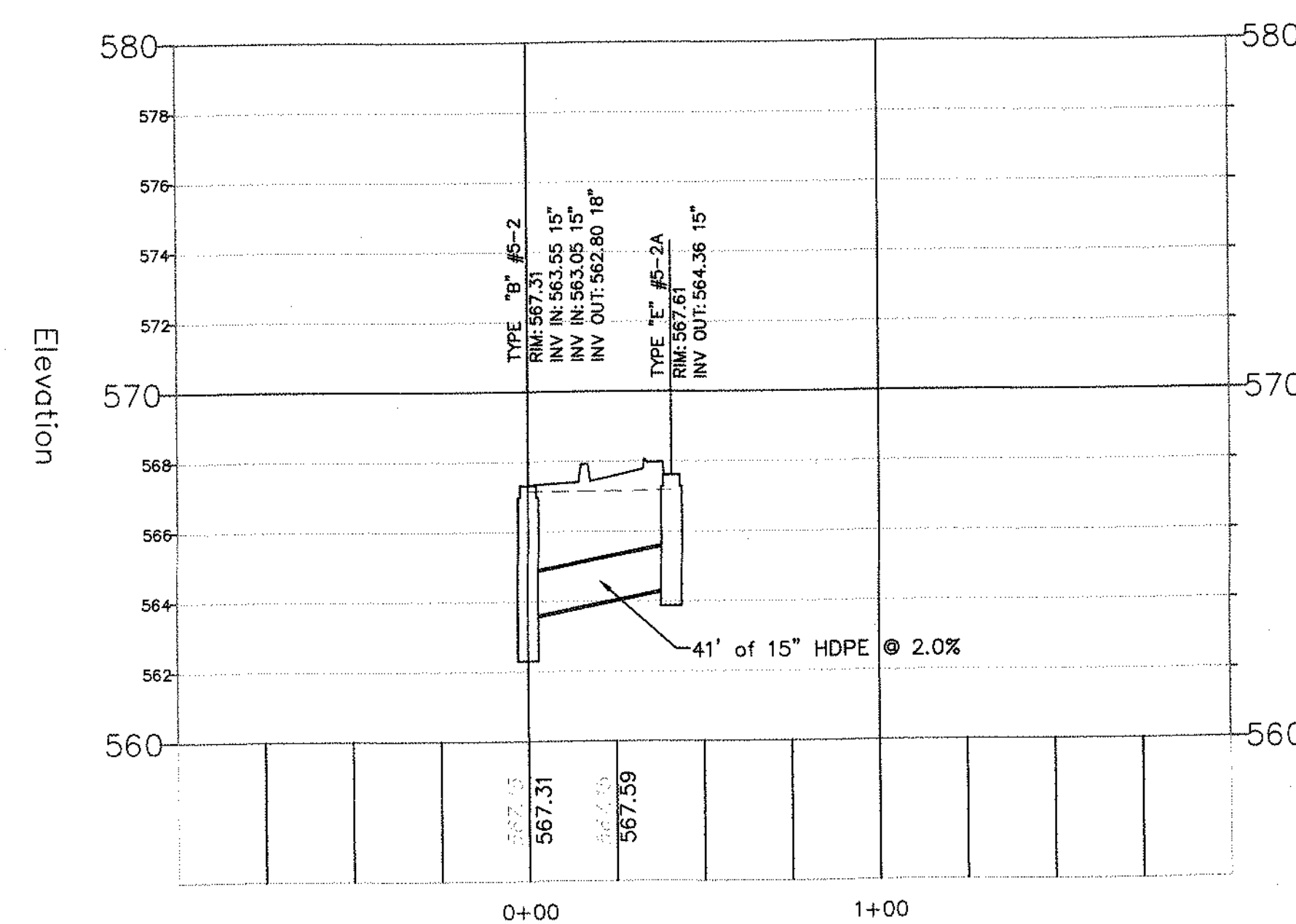
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STORM SEWER NETWORK #5 PROFILE



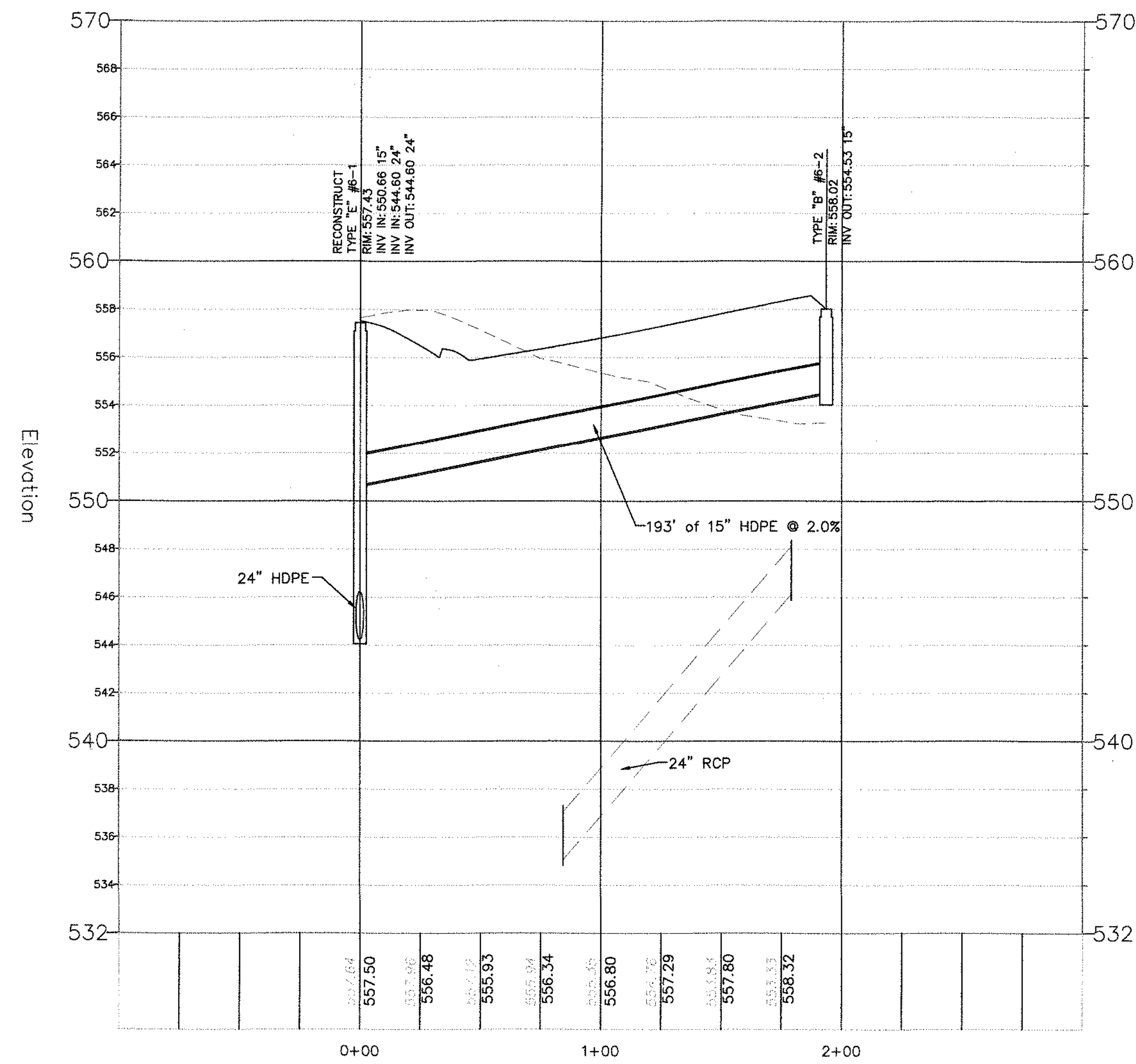
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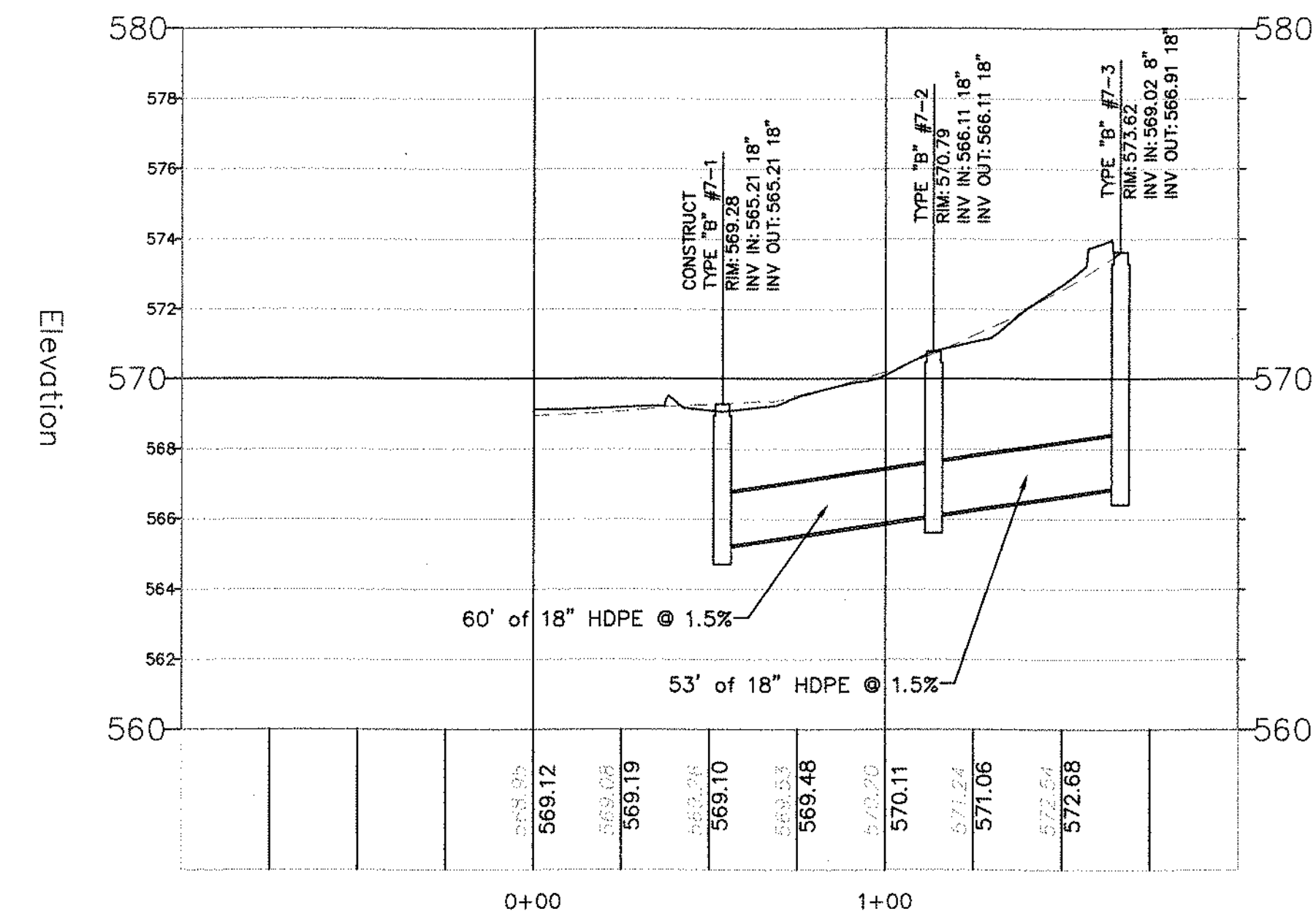
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1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
STORM SEWER PROFILES			
			Designer: JMP Draftsman: SPD Checked By: JMP Project No.: 18-0078 Scale: 1" = 40' H Sheet: SP-10
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 36662			

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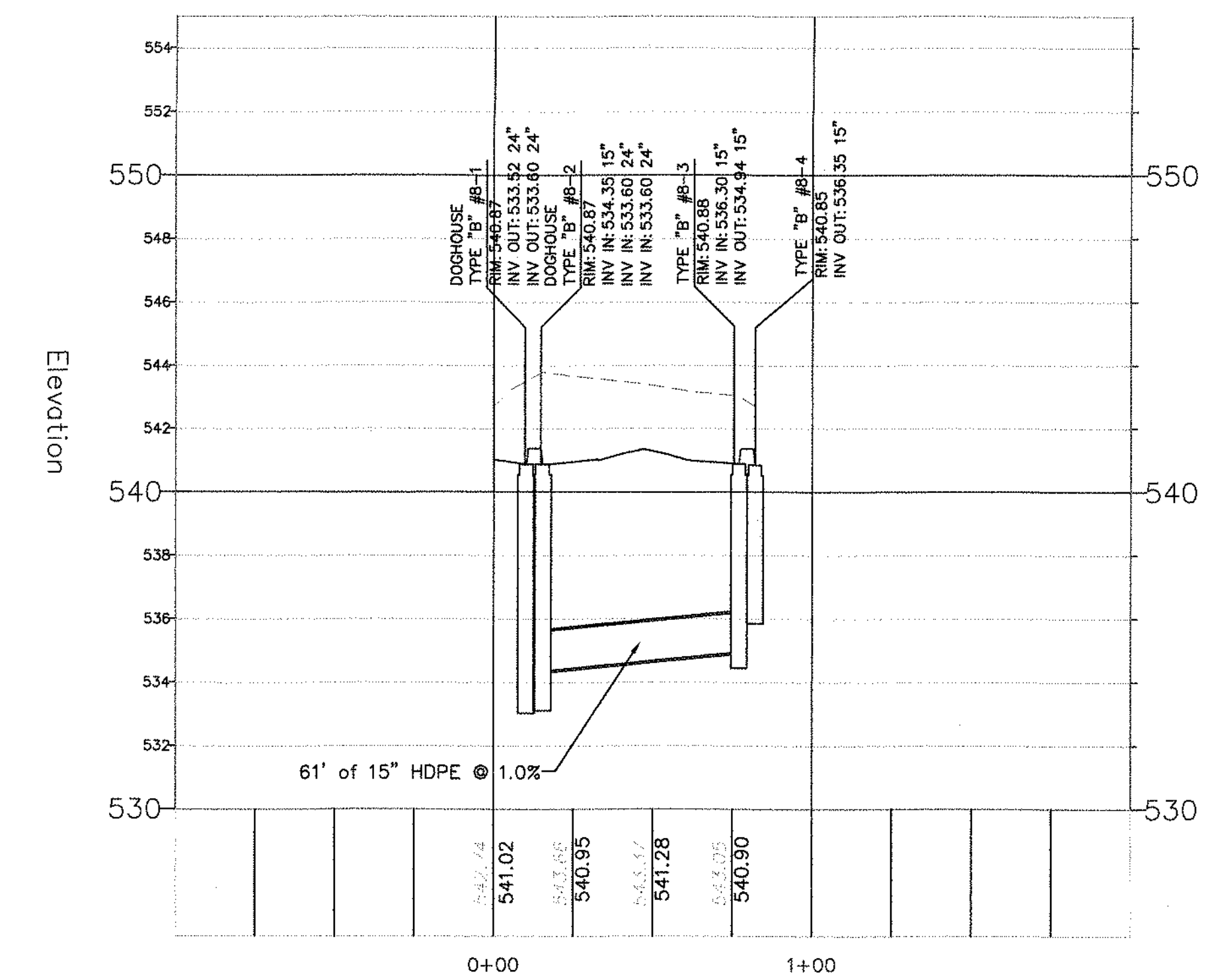
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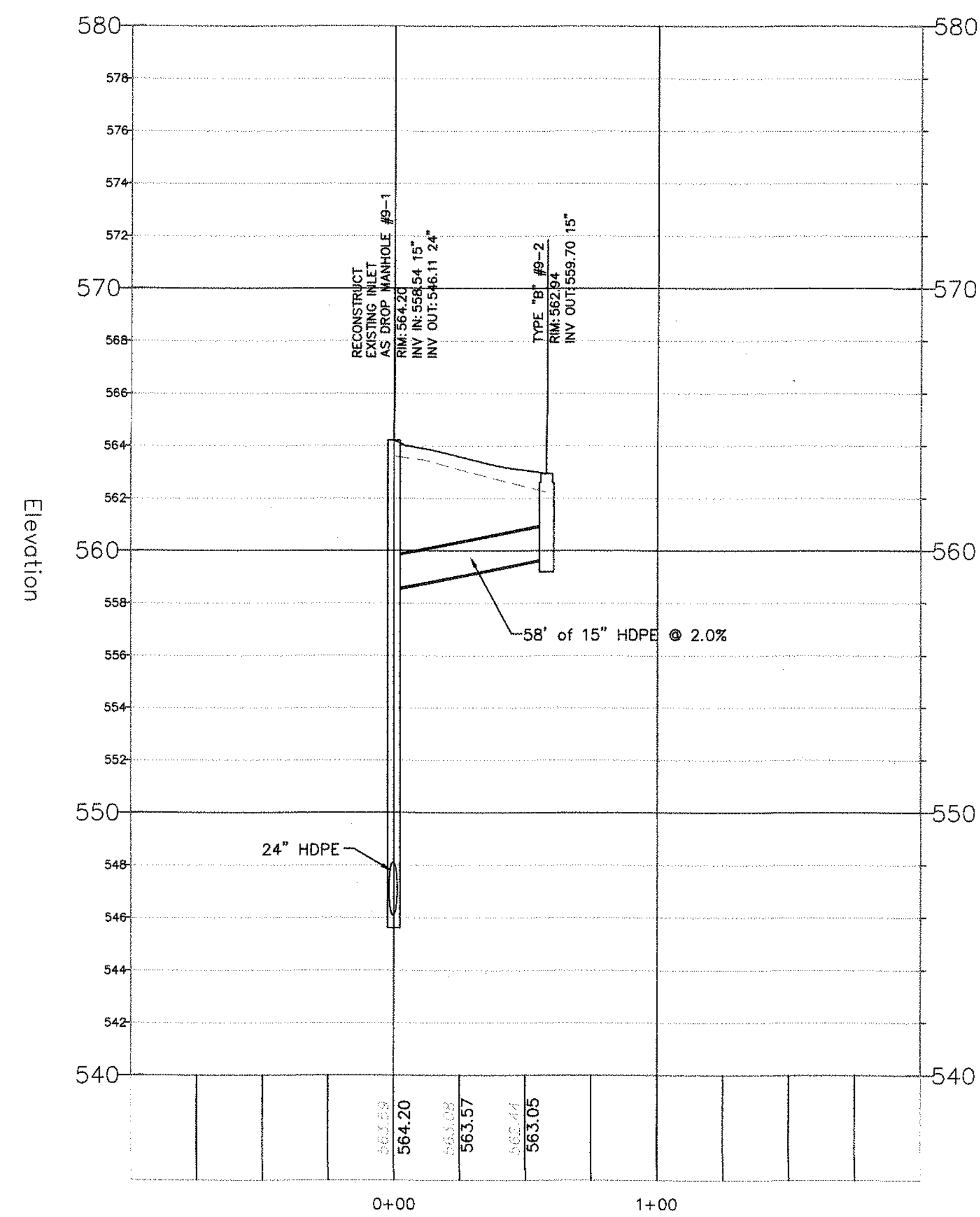
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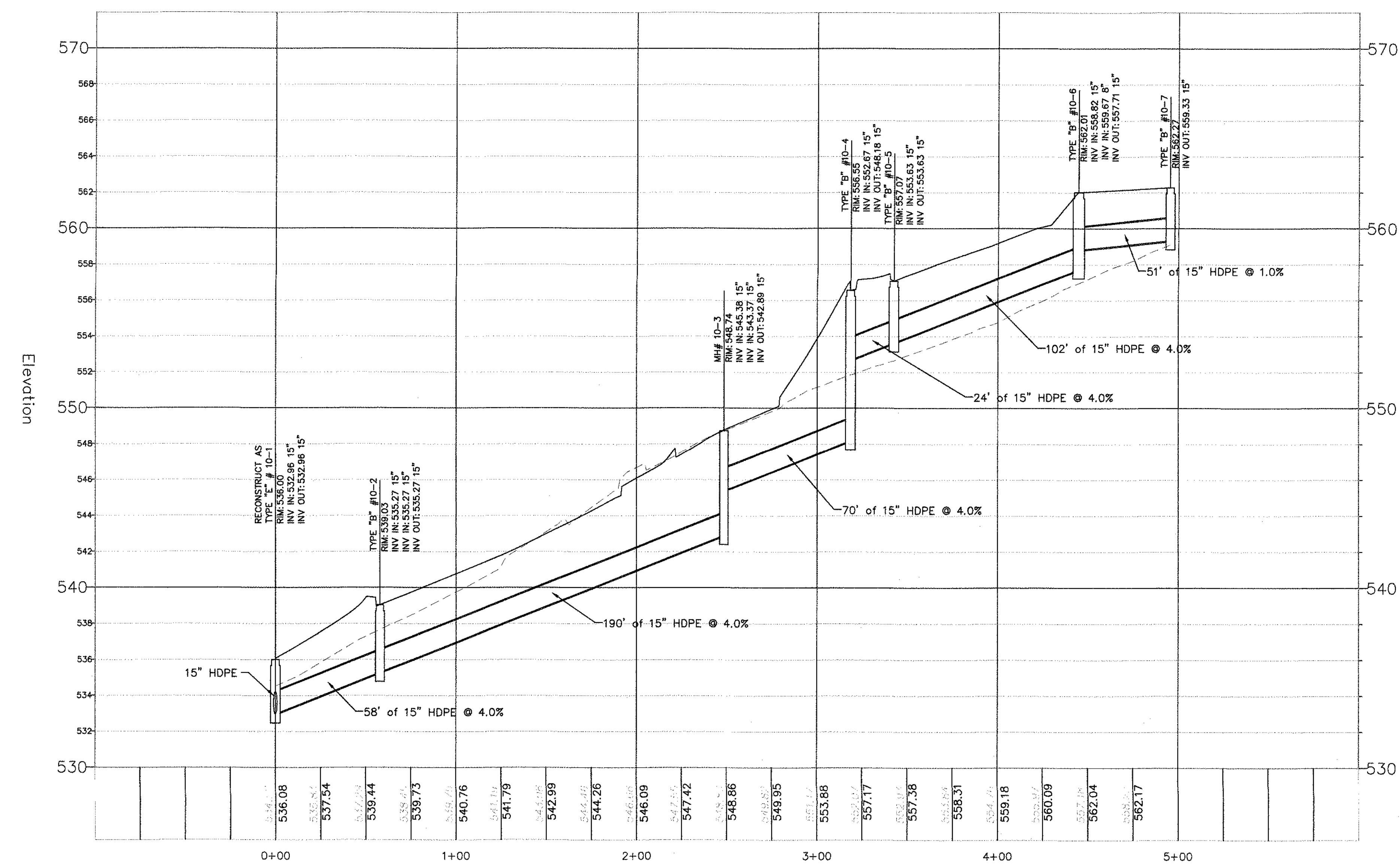
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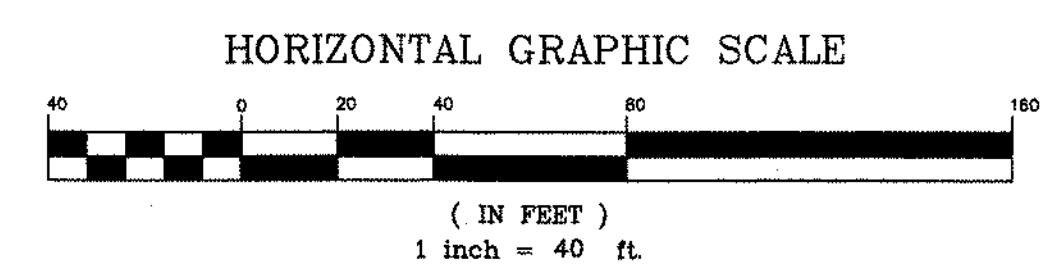
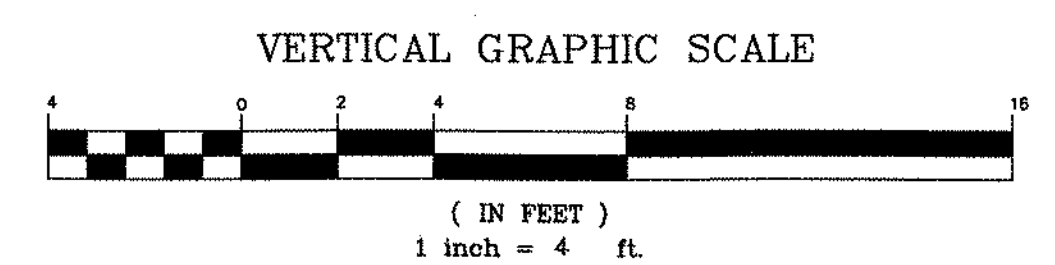
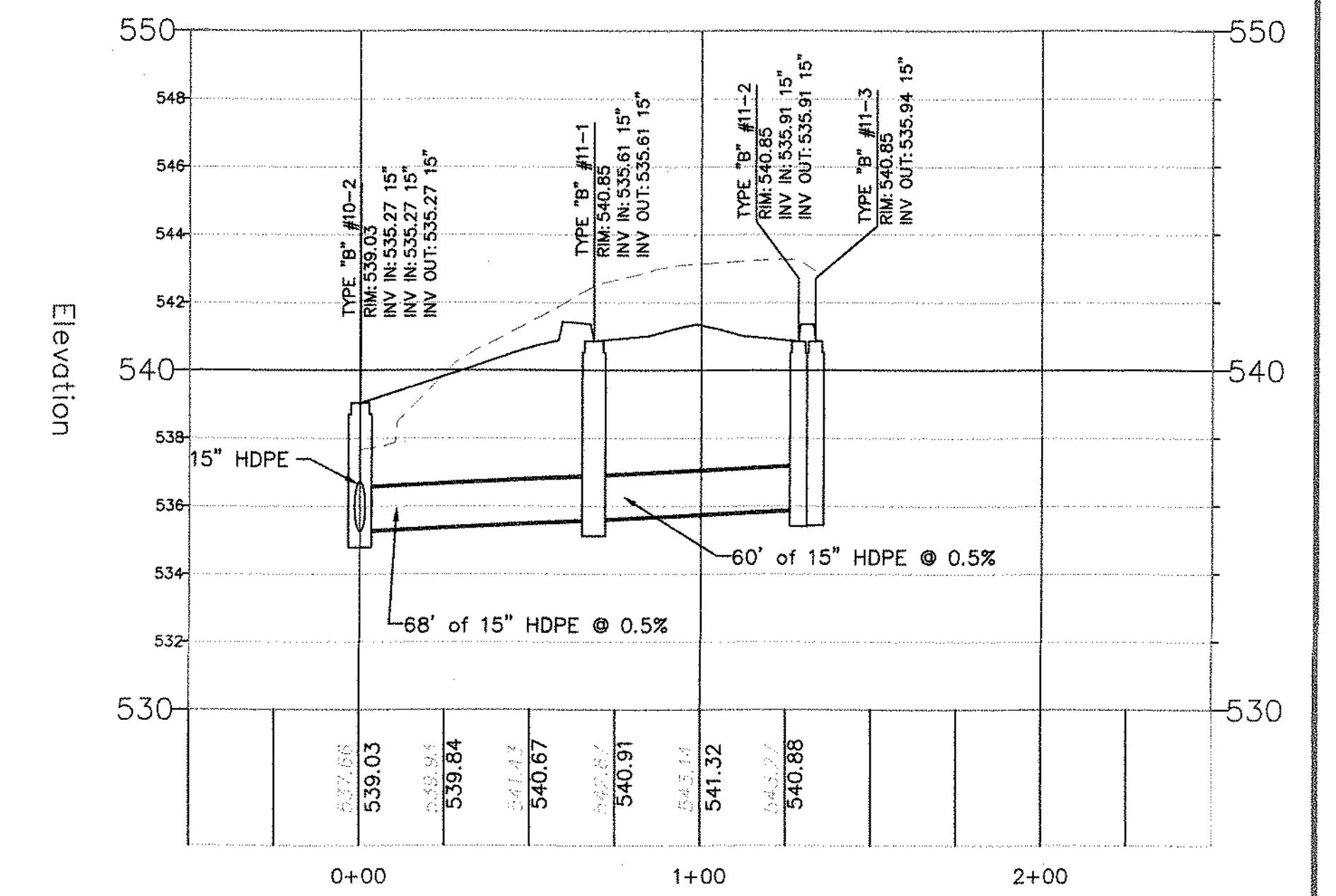
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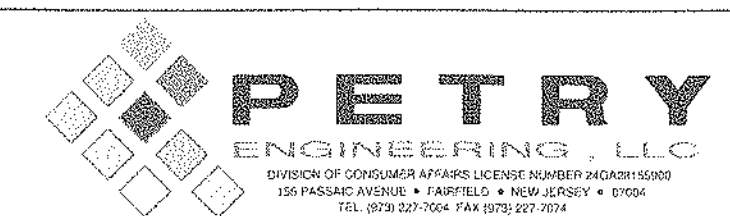
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REVISION	DESCRIPTION	DATE	BY
2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP

PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

STORM SEWER PROFILES



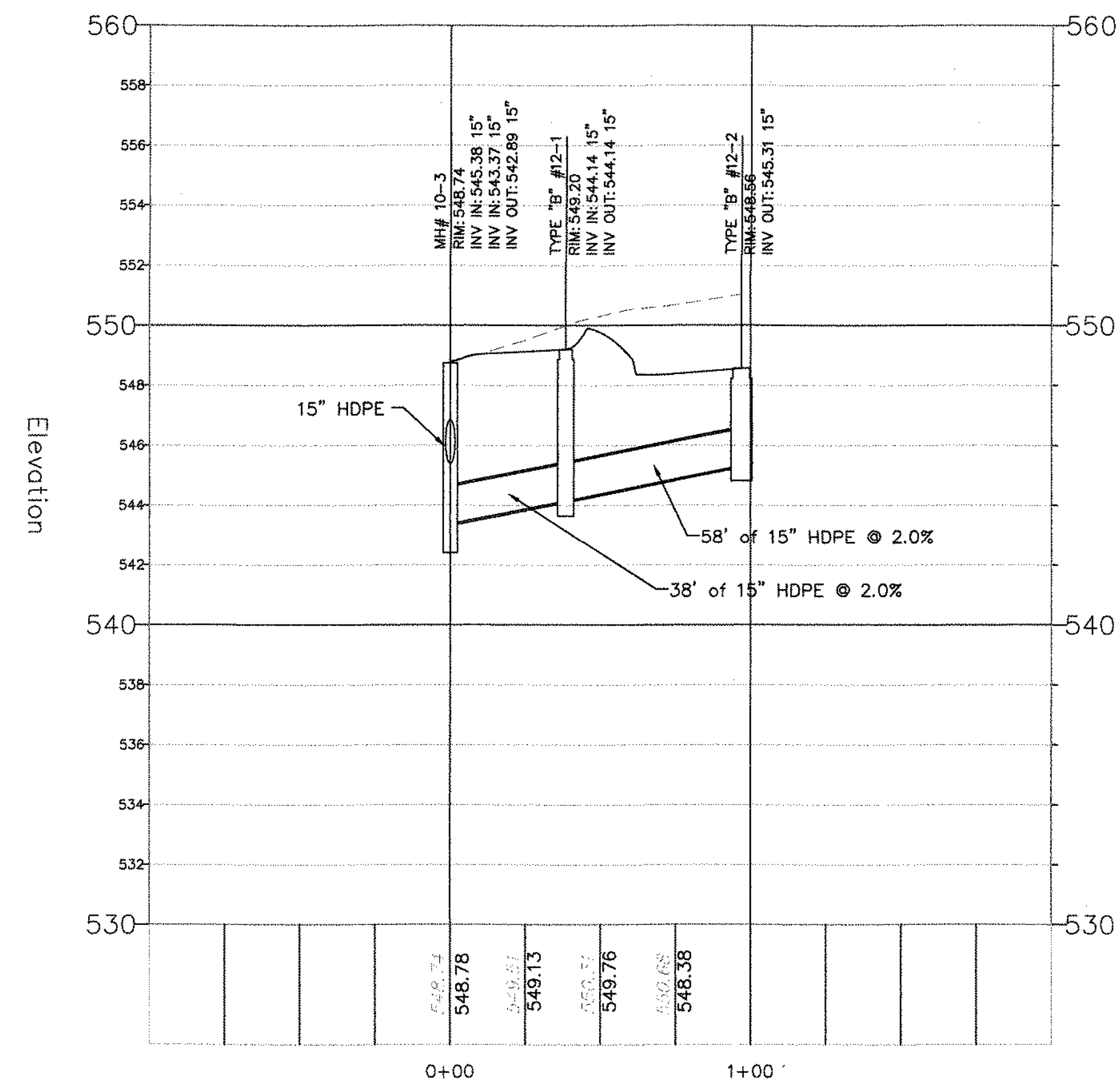
J. MICHAEL PETRY, P.E., P.P.R.A.
NJ PROFESSIONAL ENGINEER LIC. NO. 36662

Designer: JMP
Draftsman: SPD
Checked By: JMP
Project No.: 19-0079
Scale: 1" = 40' H
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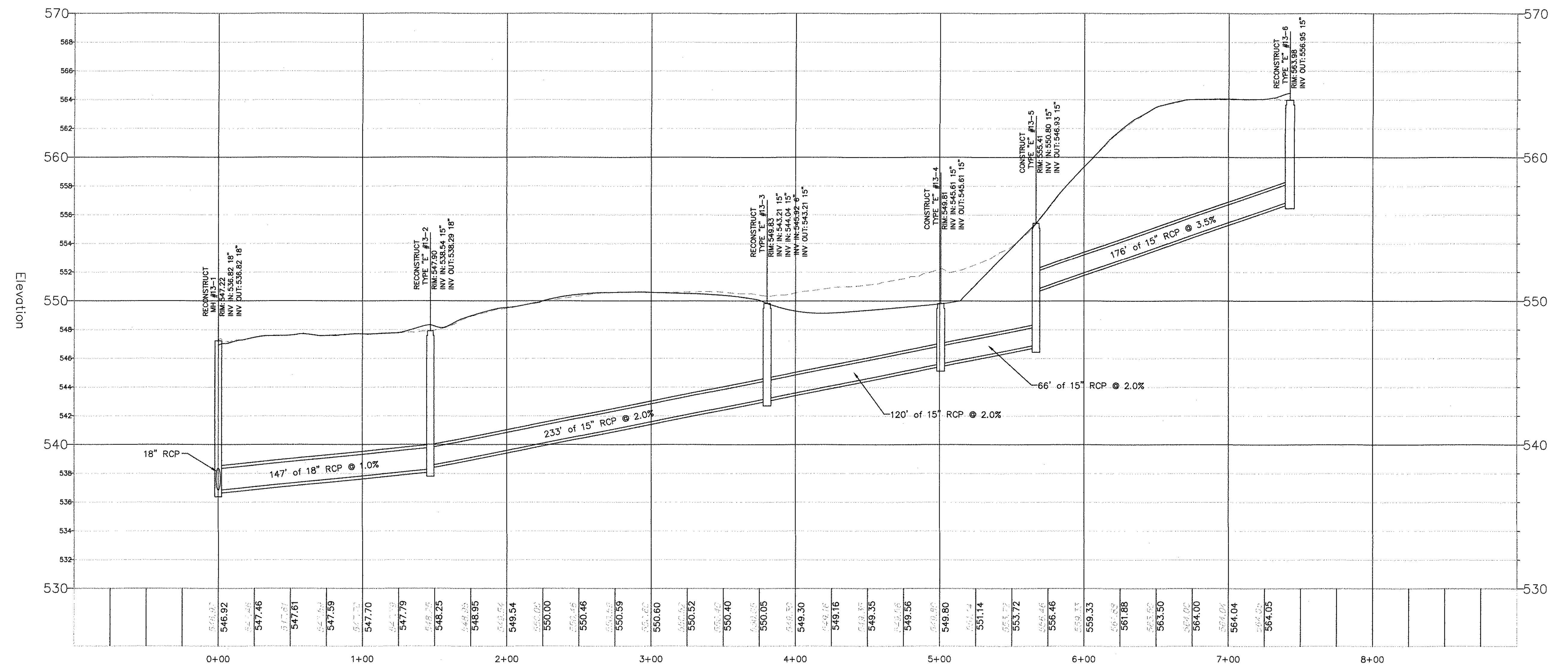
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DATED: 12/9/2020

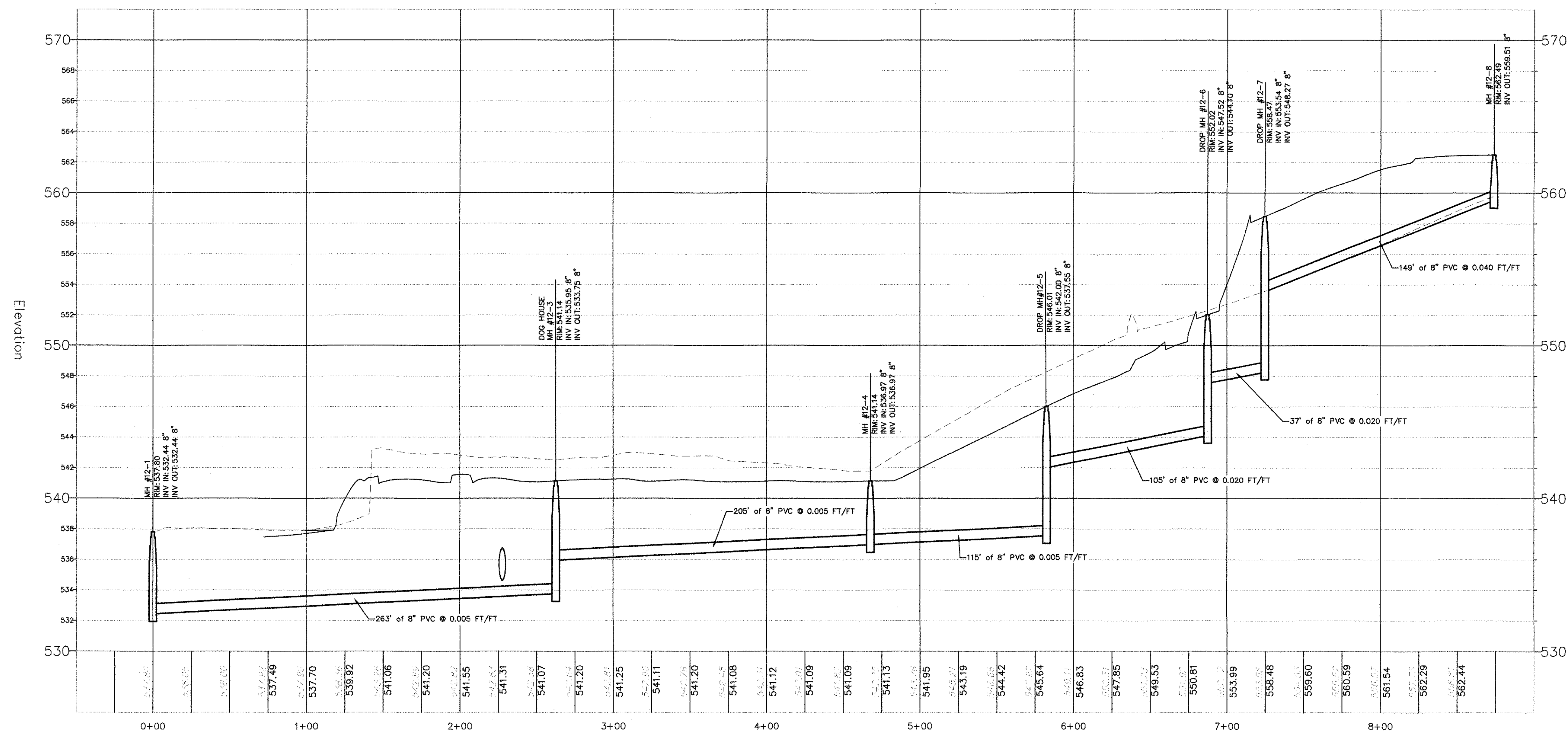
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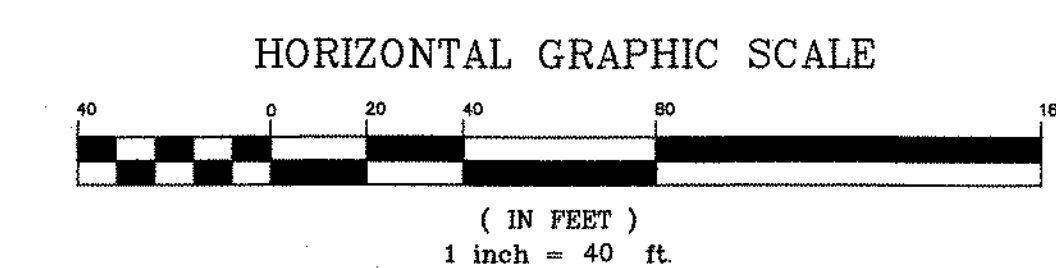
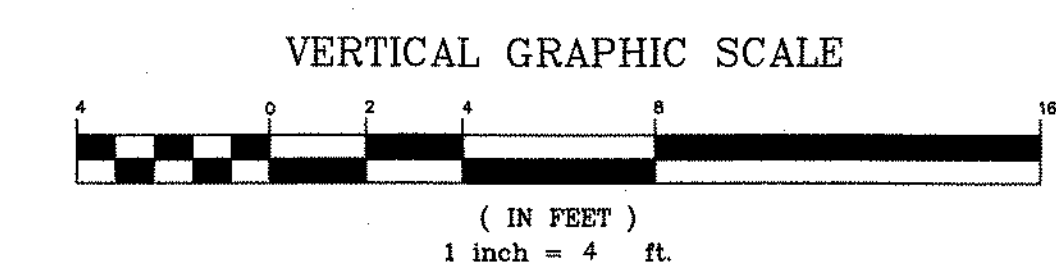
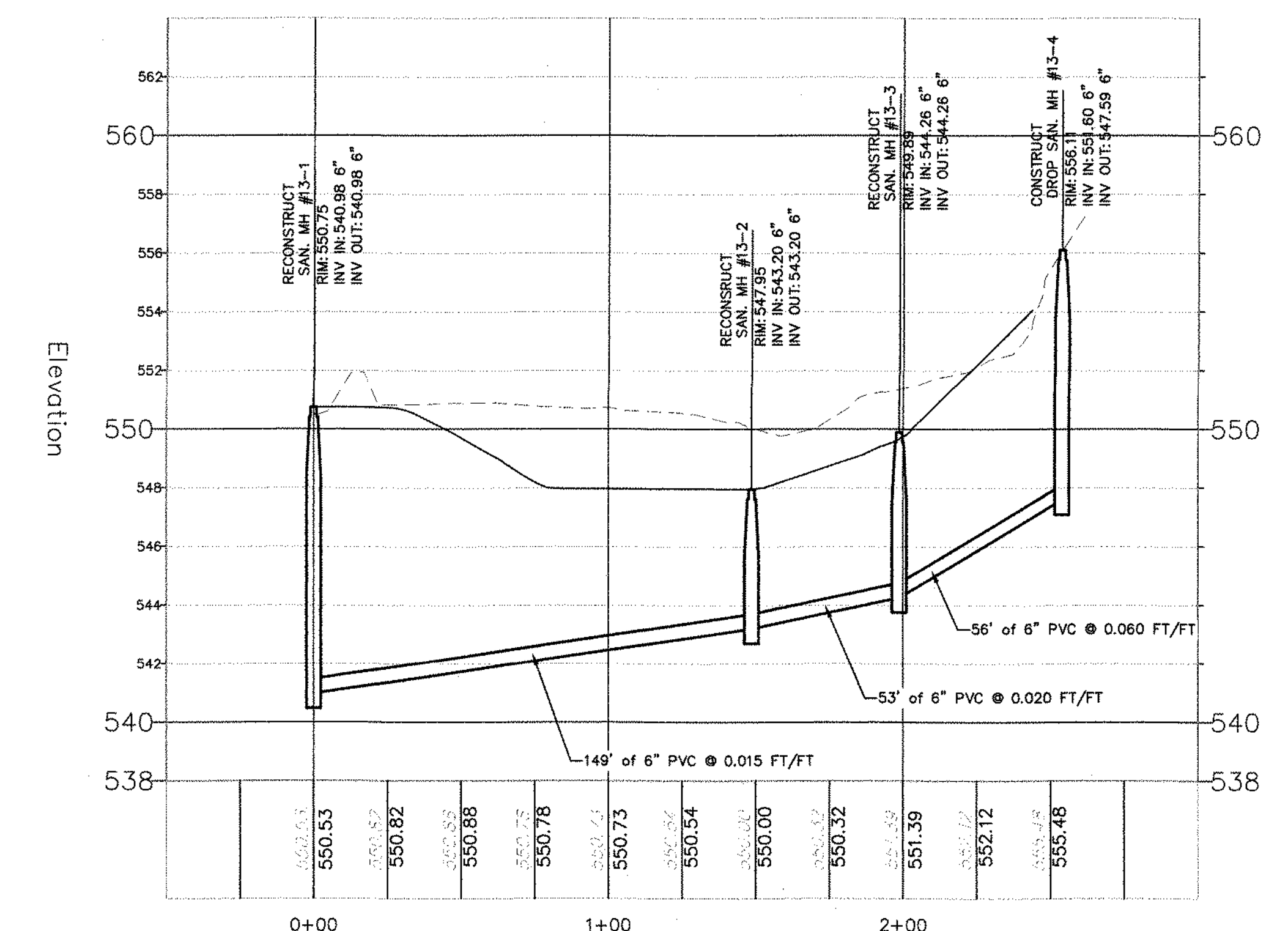
STORM SEWER NETWORK #13 PROFILE



SANITARY SEWER NETWORK #12 PROFILE



SANITARY SEWER NETWORK #1-13 PROFILE



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2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
STORM AND SANITARY SEWER PROFILES			
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. No. 38662			Designer: JMP Draftsman: SPD Checked By: JMP Project No.: 18-0078 Scale: 1" = 40' H 1" = 4' V Sheet:
			SP-12

GENERAL NOTES:

1. ALL SITE IMPROVEMENTS TO BE PERFORMED IN ACCORDANCE WITH NUDOT SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE NOTED.
2. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST, AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH EXISTING LOCAL, COUNTY OR STATE REGULATIONS, OR ANY OTHER AGENCIES HAVING JURISDICTION IN THESE MATTERS.
4. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE UTILITIES WITH THE UTILITY DEPARTMENTS PRIOR TO CONSTRUCTION.
5. THE DRAWINGS SHOW THE EXISTING CONDITIONS WHICH ARE LIKELY TO AFFECT THE PROSECUTION OF THE WORK INsofar AS THEY HAVE BEEN DETERMINED. THESE DRAWINGS SHOULD NOT BE USED FOR SCALING OF DIMENSIONS OR FOR DETERMINING RIGHT-OF-WAY AND PROPERTY LIMITS.
6. THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS OF SURFACE EVIDENCE AND CERTAIN INFORMATION CONTAINED IN THE PUBLIC RECORD AND RECORD DATA PROVIDED BY THE OWNER. THIS PLAN IN NO WAY REPRESENTS A GUARANTEE, EXPRESS OR IMPLIED, TO THE ACCURACY OF THESE PLOTTED LOCATIONS. ADDITIONALLY, THESE PLANS MAKE NO GUARANTEE THAT UTILITIES AND OTHER SUBSURFACE STRUCTURES ARE THE ONLY SUBSURFACE STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY HIS OPERATIONS. ALL COST ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
8. THE COORDINATION OF THE LOCATION OR RELOCATION, WHERE REQUIRED, OF TELEPHONE, ELECTRIC, GAS, WATER, AND ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR, AND THE SAME SHALL BE COORDINATED TO ENSURE COMPLETION WITHIN THE TIME PERMITTED.
9. THE CONTRACTOR SHOULD NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
10. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMITS SHALL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING IN ADVANCE OF PIPEWORK TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING UTILITY NOTED ON THE DRAWINGS PRIOR TO CONSTRUCTION. EXCEPT FOR THE EXCAVATION OF TEST PITS AS NOTED ON THE DRAWINGS OR WHEN DIRECTED BY THE ENGINEER, NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK BUT SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
12. THE CONTRACTOR SHALL SUPPLY AND ERECT NECESSARY WARNING SIGNS AND PROPER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE WEST ORANGE POLICE DEPARTMENT. THE CONTRACTOR SHALL FURNISH FLAGMEN AS MAY BE REQUIRED TO MAINTAIN TRAFFIC. THE CONTRACTOR SHALL CONTACT THE POLICE DEPARTMENT PRIOR TO STARTING ANY WORK AND NOTIFY THEM OF HIS PROPOSED OPERATIONS.
13. THE CONTRACTOR SHALL BACKFILL AND PAVE ANY OPEN TRENCH AT THE END OF EACH DAY AND SHALL TAKE ANY NECESSARY PRECAUTION TO PROVIDE A SAFE AND ACCESSIBLE WORK AREA FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICLE ACCESS TO ALL DRIVEWAYS, BUILDING ENTRANCES, AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM EXTENT PRACTICABLE.
15. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER IS MORE STRINGENT.)
16. THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING CURB IN THE IMMEDIATE VICINITY OF THE CONSTRUCTION WORK. PLANKS SHALL BE PLACED OVER CURBS TO PREVENT DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ANY CURB WHICH IS DAMAGED, DISTURBED, OR REMOVED IN AREAS OTHER THAN WHERE THE PIPELINE CROSSES EXISTING CURBING, AS SHOWN ON THE DRAWINGS, SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS.
17. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF NJ WORKERS HEALTH AND SAFETY ACT (N.J.A.C. 12:110 ET. SEQ.) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.
18. THE CONTRACTOR SHALL CONTRACT WITH THE (TOWNSHIP OF WEST ORANGE) TO PROVIDE UNIFORMED POLICE FLAGMEN AS NECESSARY FOR WORK CONDUCTED WITHIN ROADWAYS.
19. SELECT FILL SHALL BE EITHER CLASS I OR II SOIL.

DEMO NOTES:

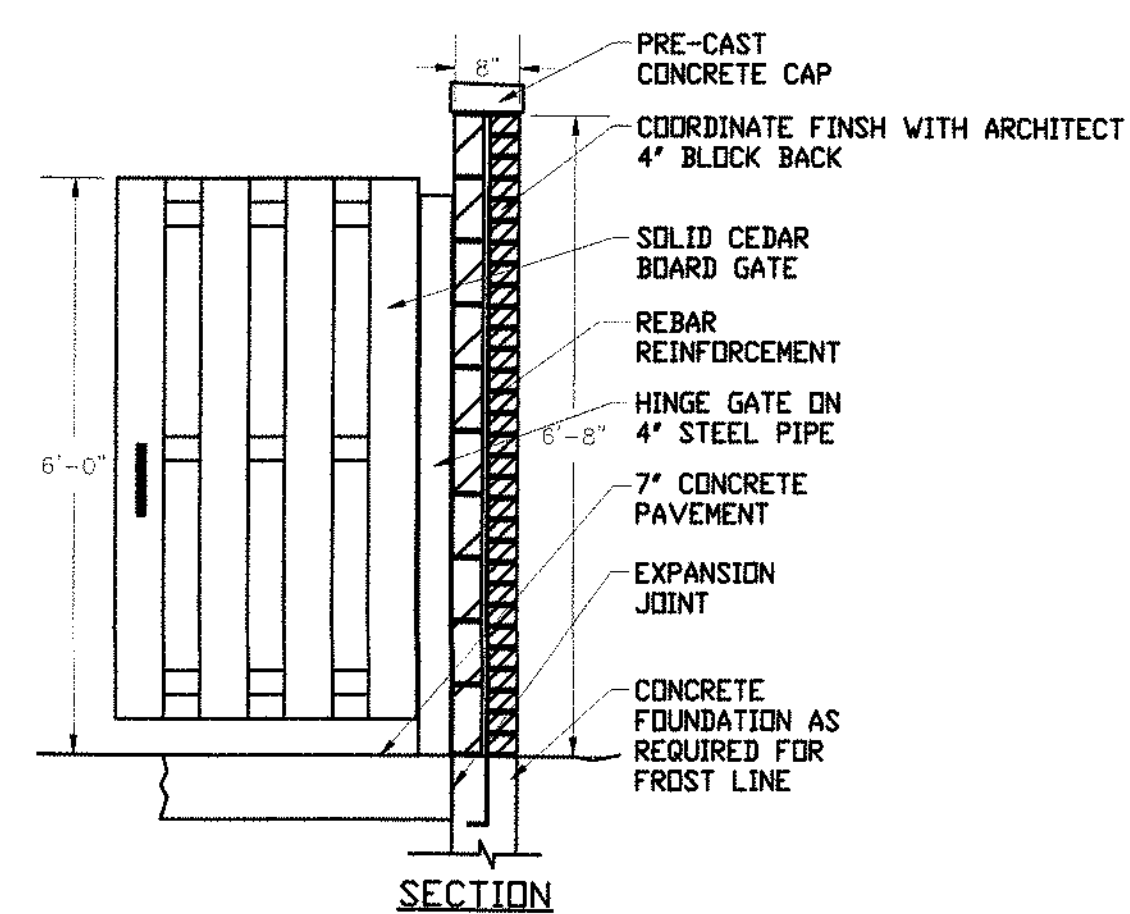
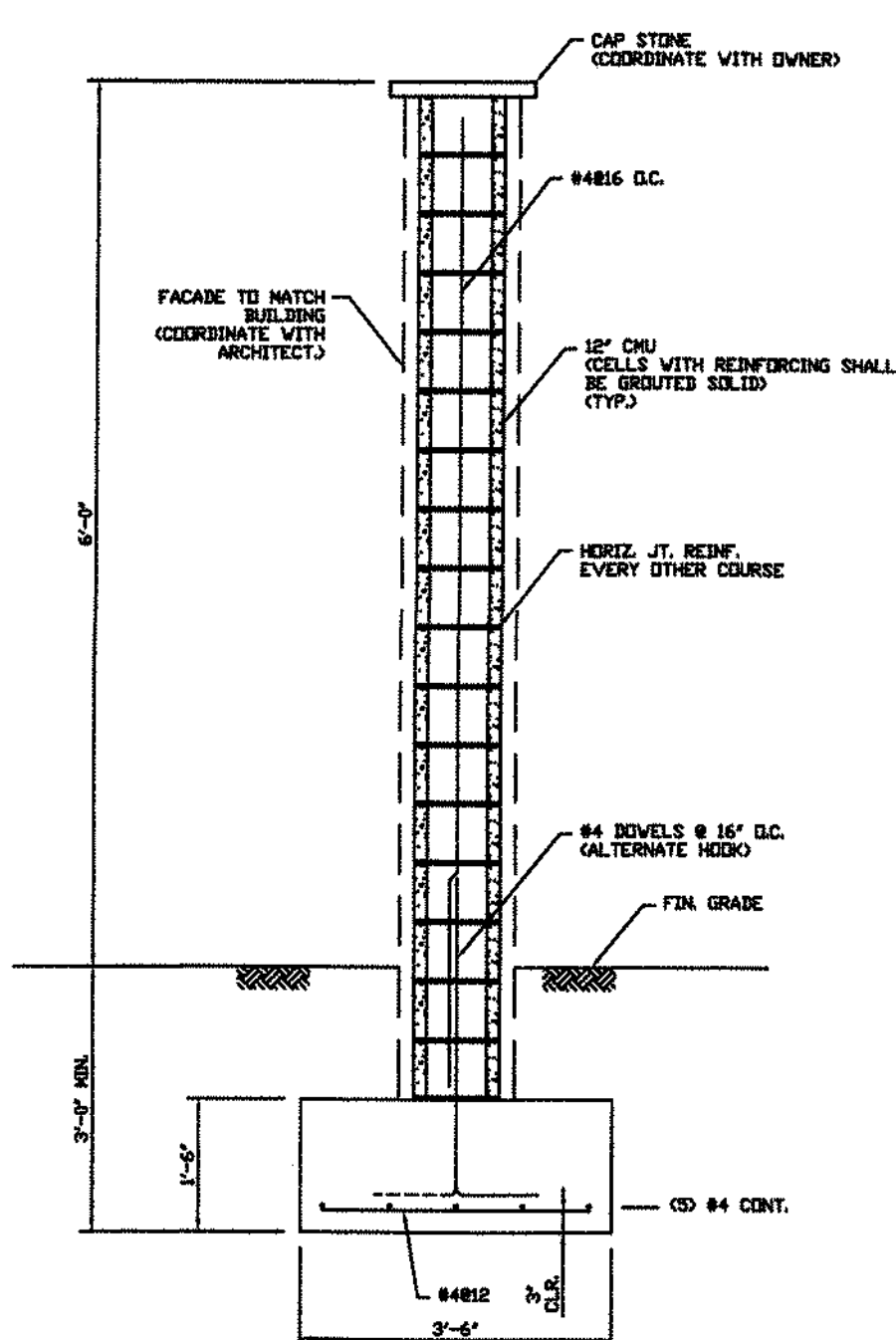
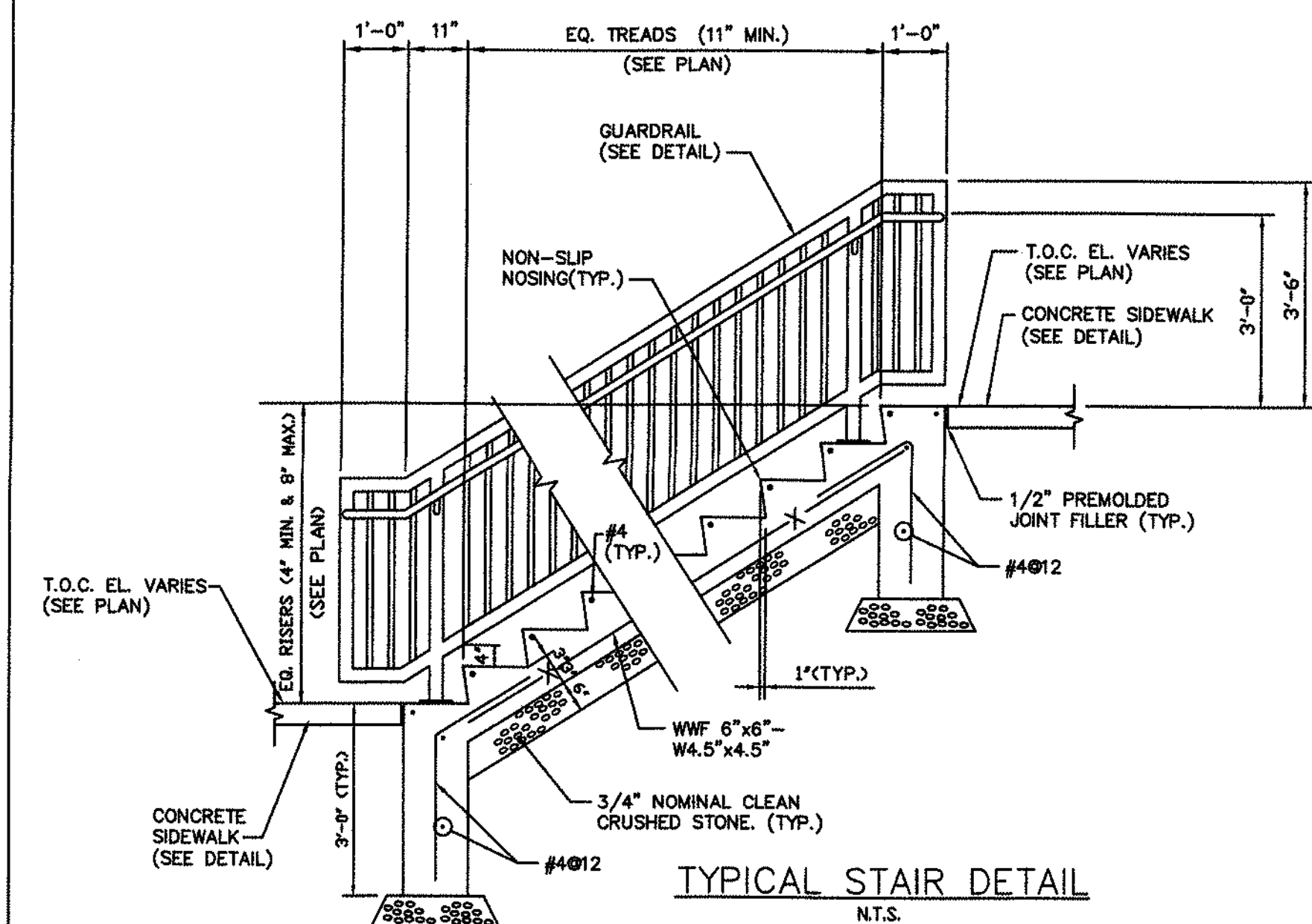
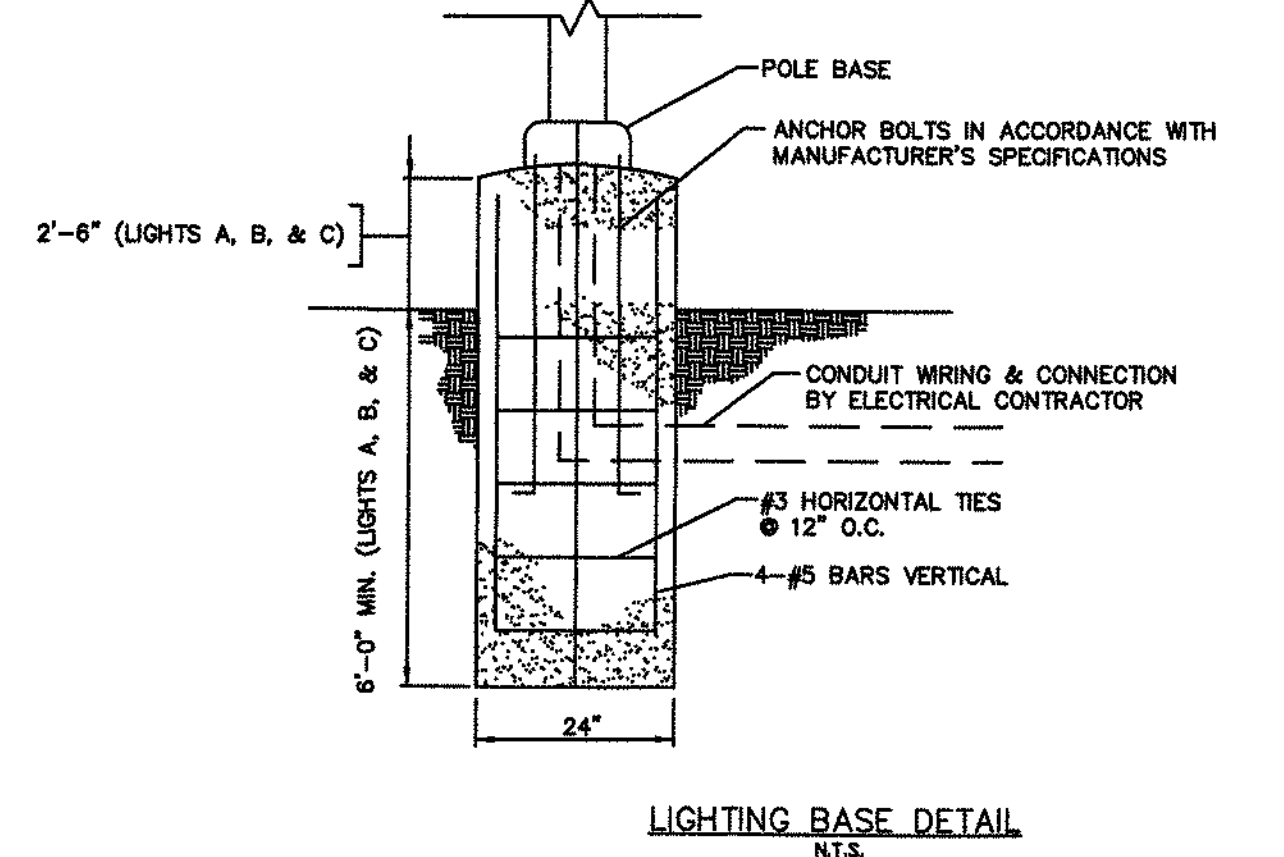
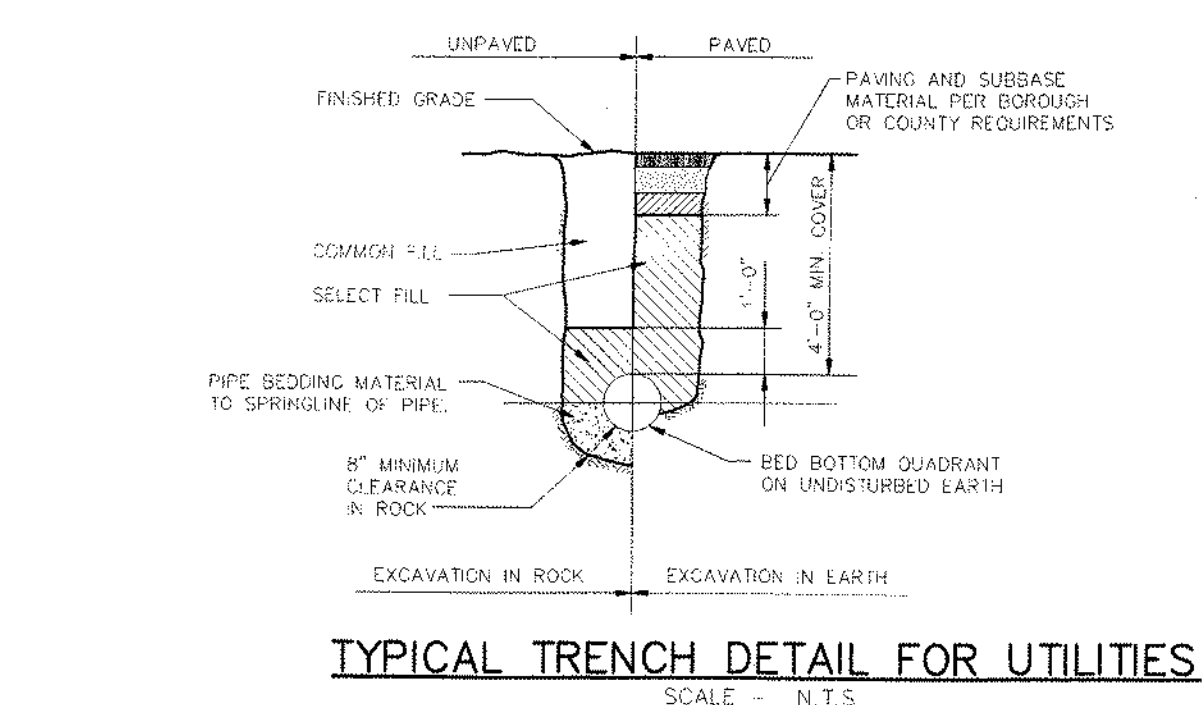
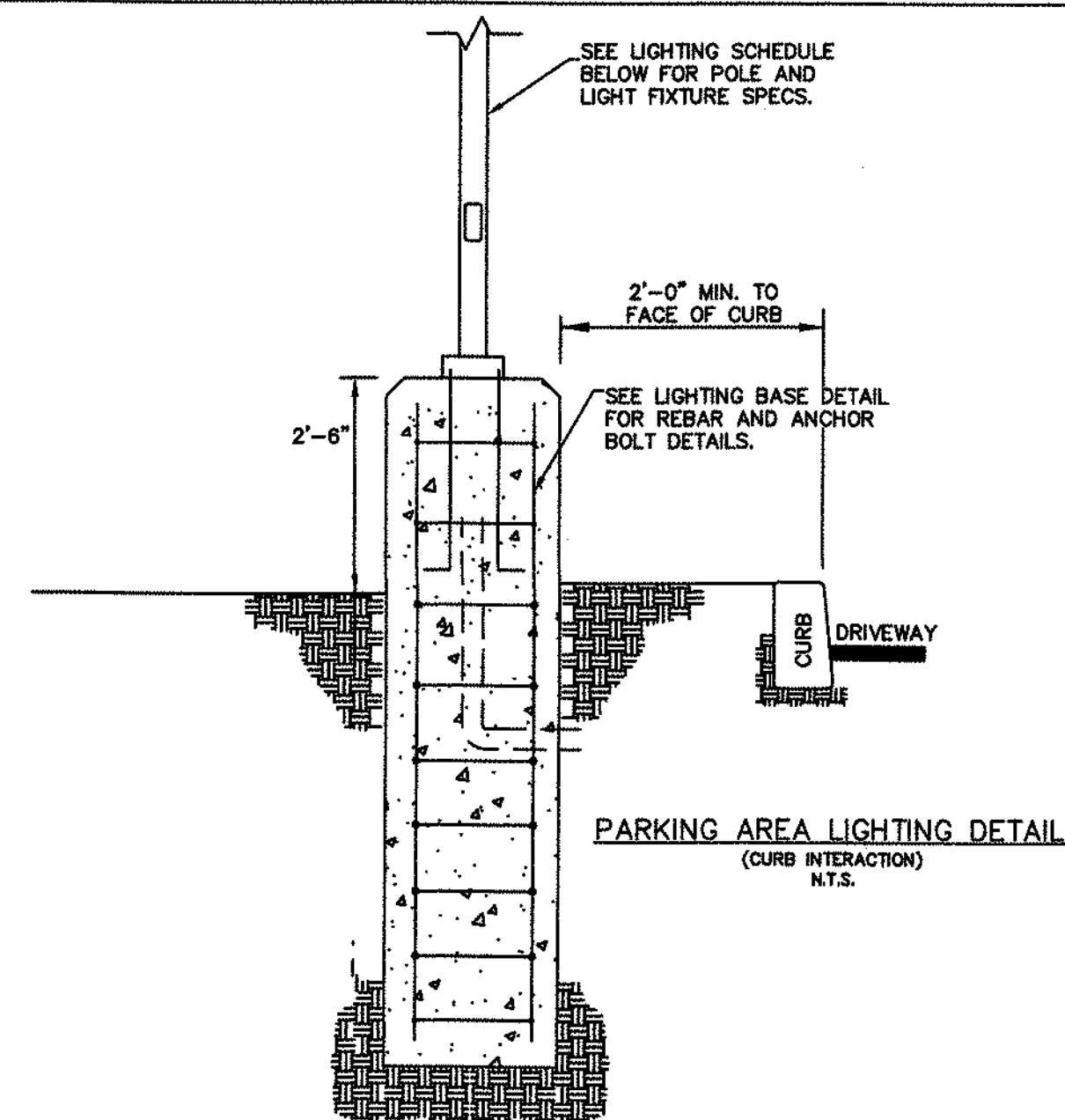
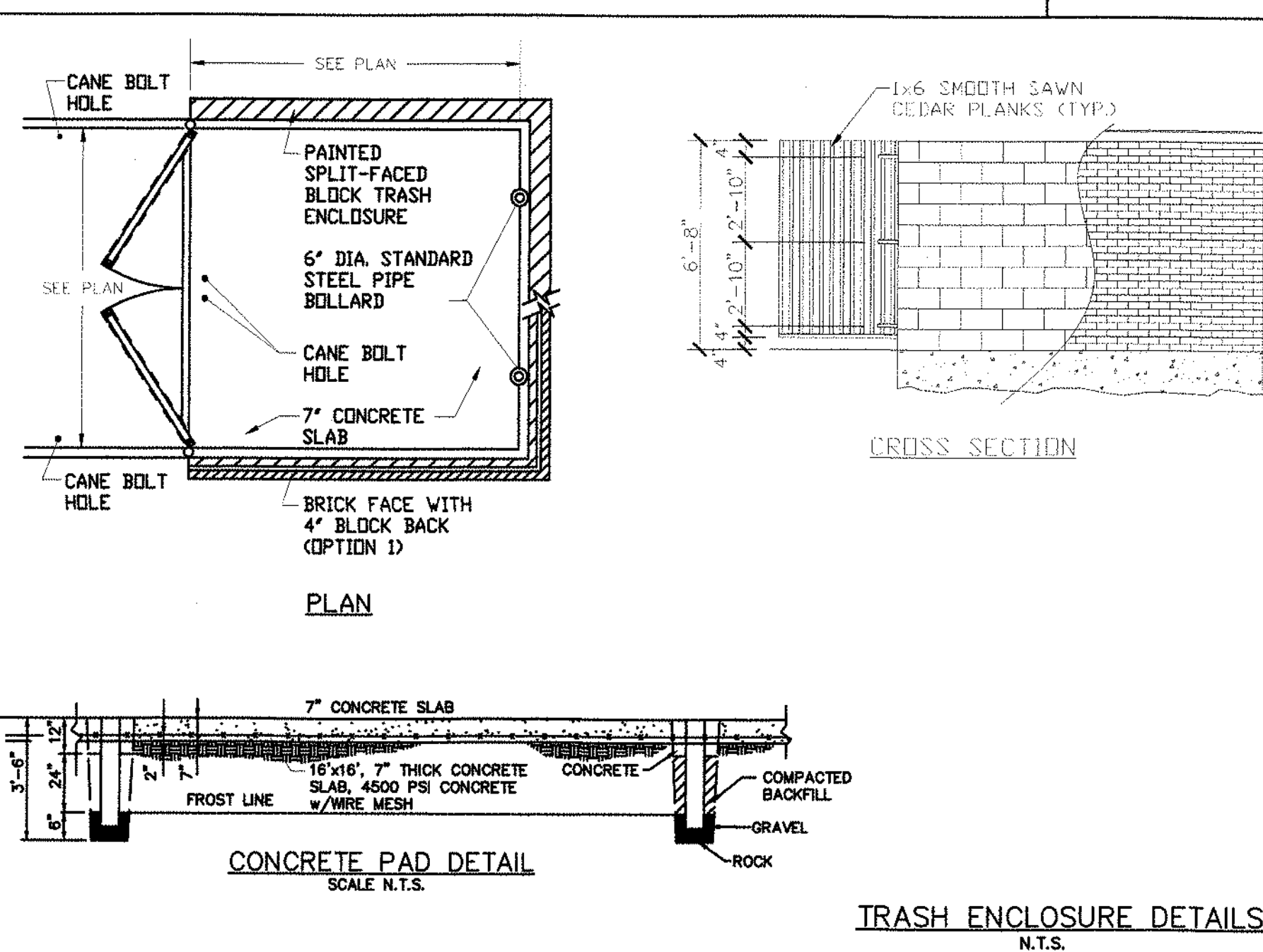
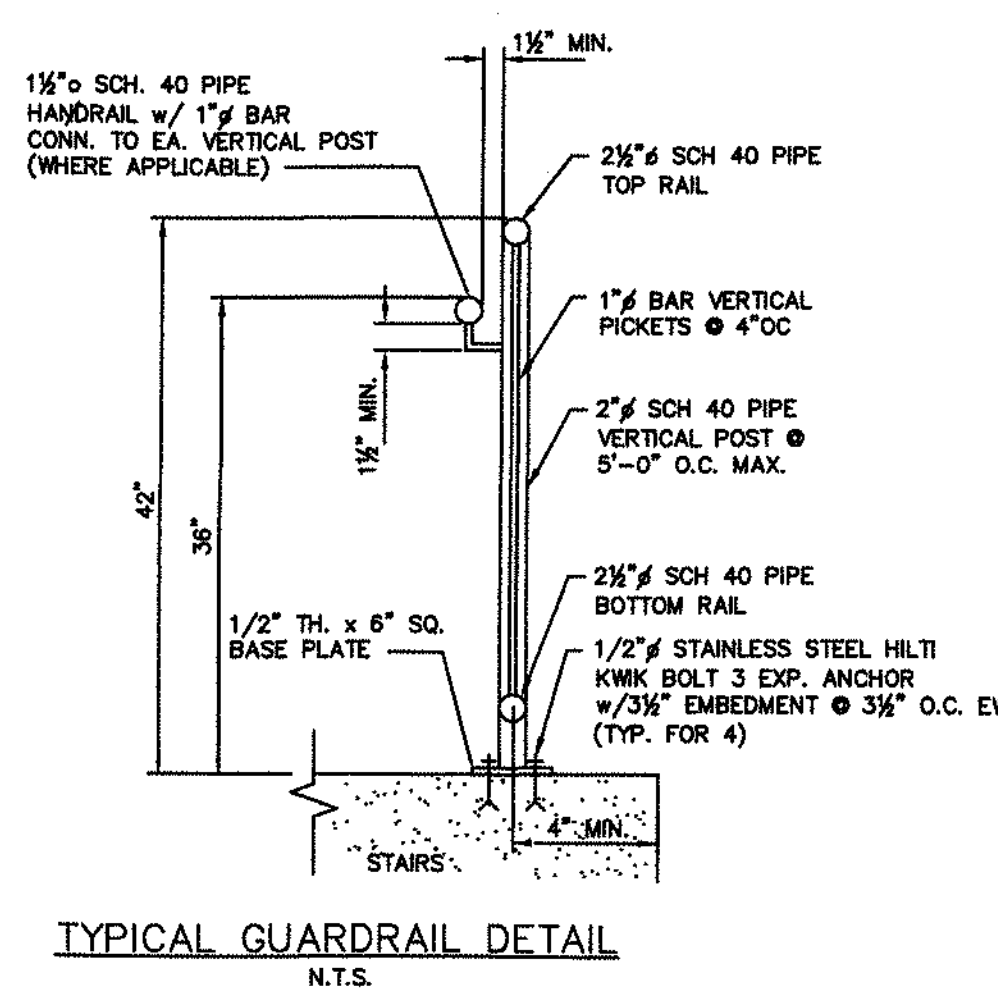
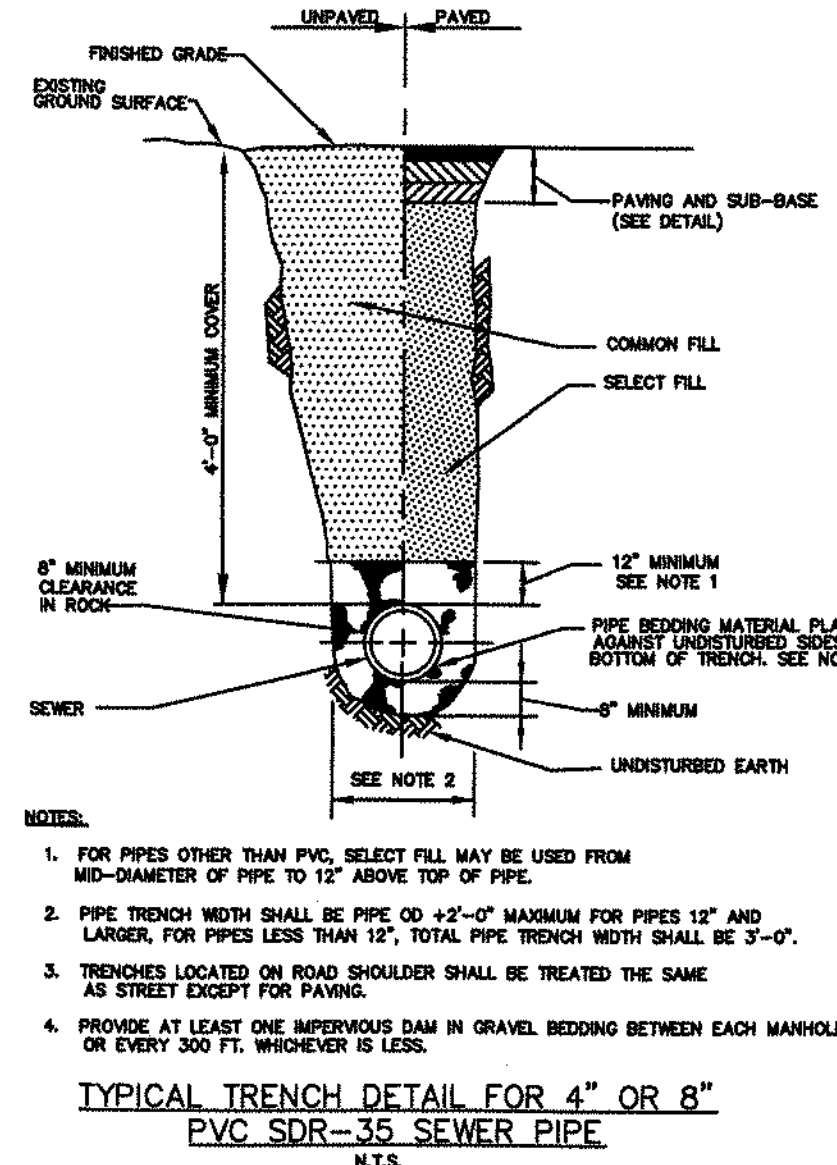
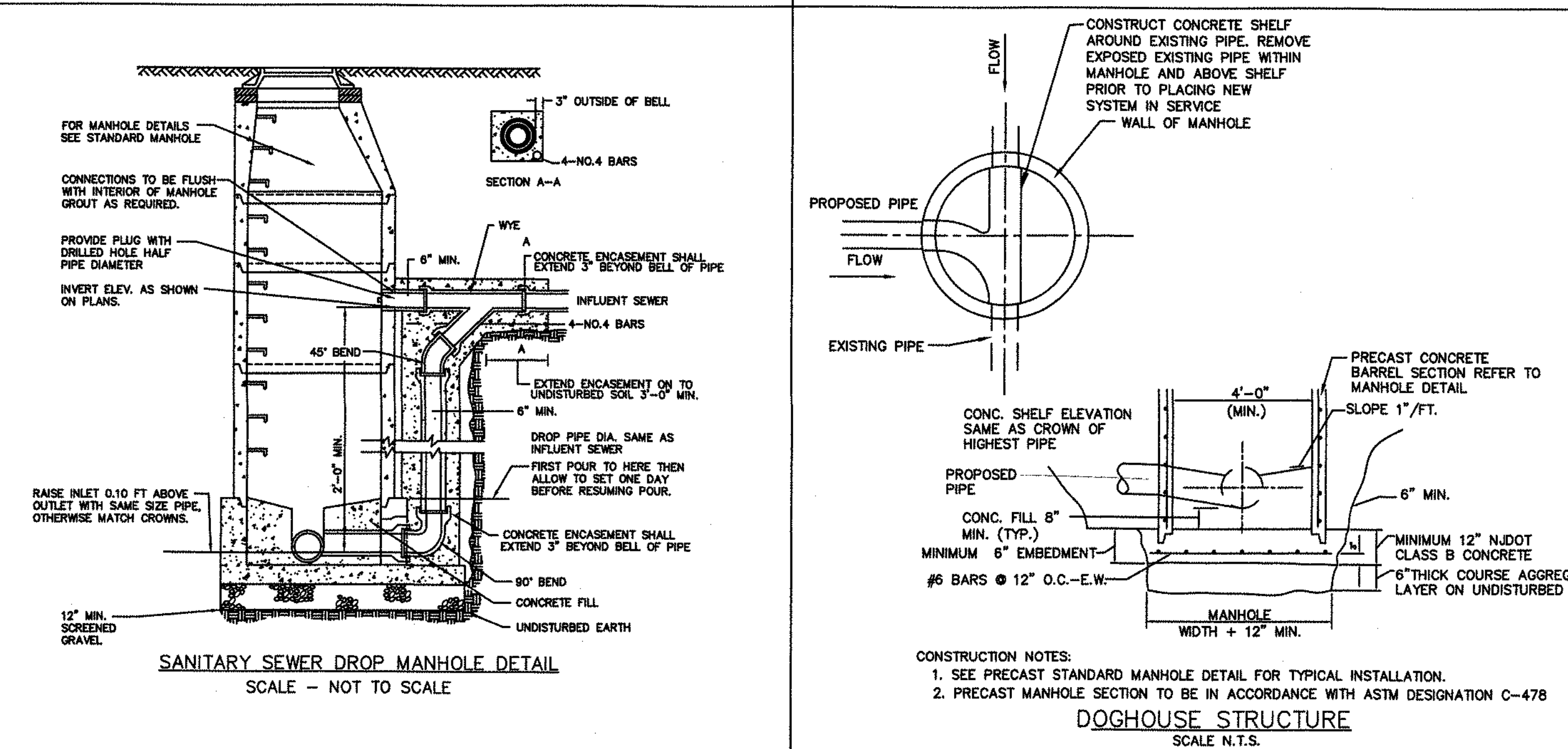
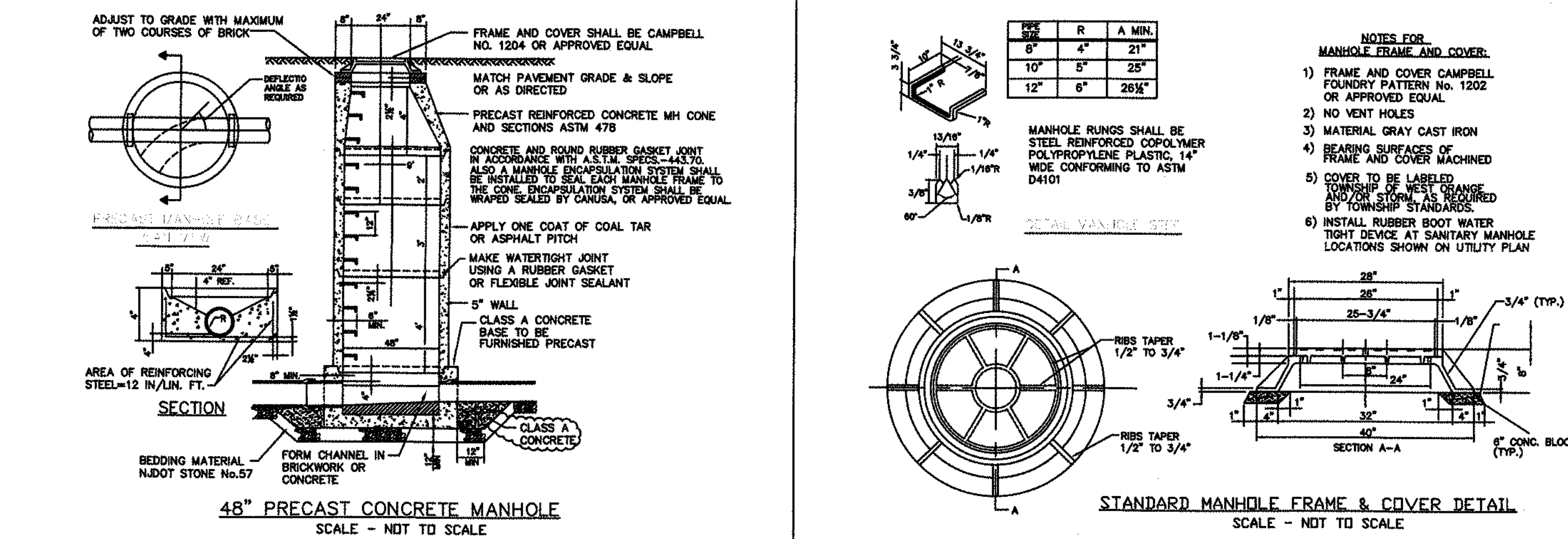
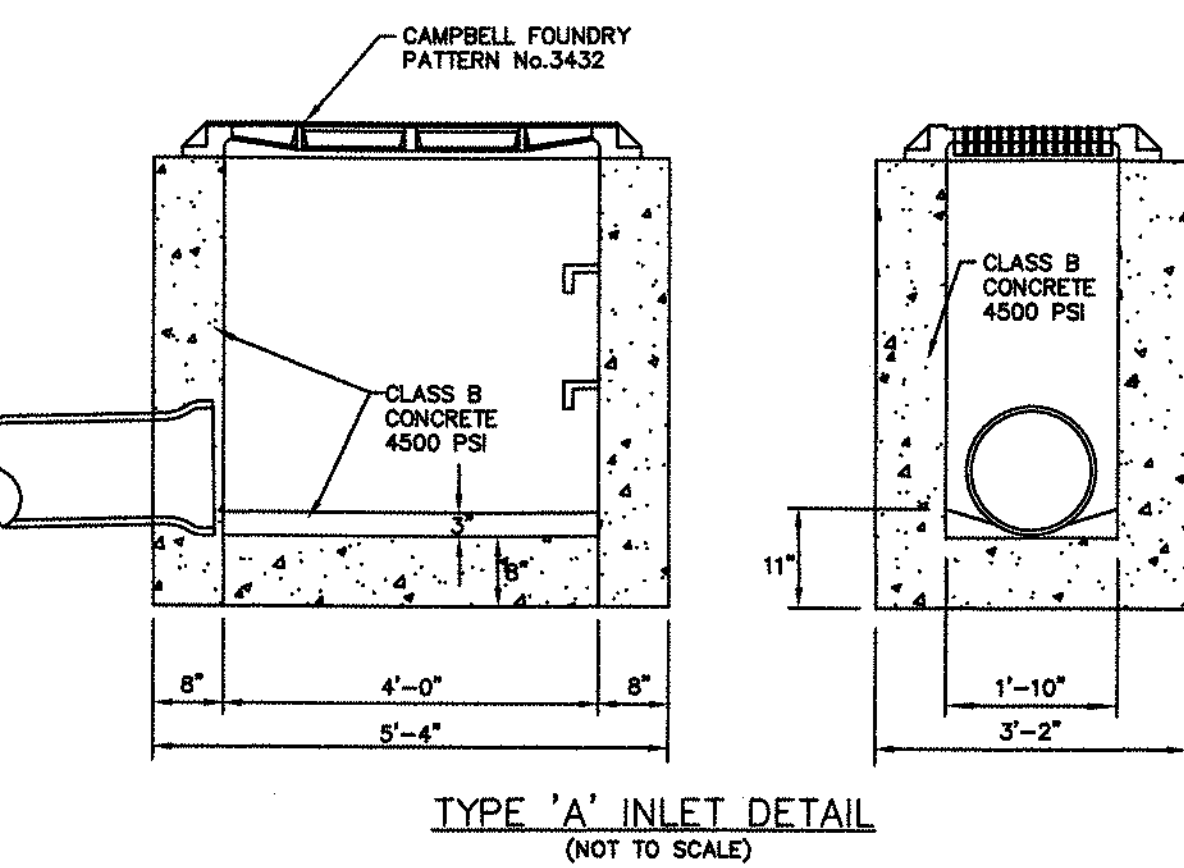
1. DISCONNECTION OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE UTILITY AUTHORITY CONCERNED. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN CONFIRMATION FROM UTILITY COMPANIES THAT ALL SERVICE TO THE SITE HAS BEEN TERMINATED PRIOR TO CAPPING, ABANDONMENT, OR REMOVAL OF ANY SUCH UTILITIES.
2. 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, AND REPAIRS SHALL BE MADE TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
3. ALL CONCRETE, CMU, PAVER, AND BRICK MATERIAL DESIGNATED FOR DEMOLITION SHALL BE COMPLETELY REMOVED FROM THE SITE, INCLUDING, BUT NOT LIMITED TO, SLABS, FLOORS, BARRIERS, CURBS, AND SIDEWALKS.
4. WALLS, BEAMS, COLUMNS, FLOOR, 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 MATERIAL 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 SHALL NOT INTERFERE WITH SUBSEQUENT CONSTRUCTION MAY REMAIN IN PLACE IF SO APPROVED BY THE OWNER'S ENGINEER.
5. 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 SHALL NOT ALLOW FOR PONDING OR THE FORMATION OF GULLIES RESULTING FROM STORMWATER RUN-OFF.
6. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OF ANY EXISTING SITE LIGHTING WITH THE APPROPRIATE UTILITY COMPANY. LIGHT POLES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED.

UTILITY NOTES:

1. EXCESS EXCAVATED MATERIAL WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMIT WILL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.
2. THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND AWWA STANDARDS.
3. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN WATER LINES AND UTILITIES OR OBSTRUCTIONS, UNLESS OTHERWISE SHOWN.
4. ALL FITTINGS ARE TO BE MECHANICAL JOINT WITH RETAINER GLANDS. HOWEVER, SOME FITTINGS SHALL REQUIRE THE INSTALLATION OF THRUST BLOCKS AS SHOWN IN THE DRAWINGS. PROVIDE CONCRETE THRUST BLOCKS IN ACCORDANCE WITH DETAILS OR AS NOTED THE DRAWINGS, OR AS REQUIRED BY SPECIFIC SOIL CONDITIONS ENCOUNTERED. TYPICAL THRUST BLOCK REACTION DETAILS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. WHERE GALVANIZED RODS ARE TO BE USED FOR ANCHORINGS FITTINGS OR VALVES, THE COST OF SUCH MATERIALS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR DUCTILE IRON FITTINGS AND GATE VALVES.
5. NOTIFY THE ENGINEER, WATER, AND FIRE DEPARTMENTS 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING WATER MAINS.
6. THE CONTRACTOR SHALL INSTALL TEMPORARY AIR RELEASE TAPS, AND SAMPLING TAPS WITH COPPER SAMPLING PIPE FOR TESTING AND DISINFECTION AS NEEDED OR AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE SAMPLING PIPE AND CLOSE OFF THE TAP AT THE MAIN AFTER COMPLETION OF ALL TESTING AND WHEN APPROVED BY THE ENGINEER. THE FURNISHING, INSTALLATION, AND REMOVAL OF TAPS AND PIPE SHALL BE INCLUDED IN UNIT PRICE BID FOR TESTING AND DISINFECTION.
7. THE GENERAL LOCATION OF FIRE HYDRANTS AND CURB BOXES ARE SHOWN ON THE DRAWINGS. HYDRANTS AND CURB BOXES SHALL BE LOCATED IN THE FIELD BY THE WATER DEPARTMENT PRIOR TO CONSTRUCTING THE WATER MAIN. DUE TO FUTURE ROAD RECONSTRUCTION WHICH SHALL RESULT IN THE RELOCATION OF EXISTING CURBS AND CHANGES IN THE GRADE, THE WATER DEPARTMENT SHALL PROVIDE THE FINISHED GRADE ELEVATION FOR SETTING THE HYDRANT AND VALVE BOX.
8. ANY EXISTING FIRE HYDRANTS TO BE REMOVED SHALL BE DELIVERED TO THE WATER DEPARTMENT YARD.
9. THE APPROXIMATE LOCATION OF WATER SERVICE CONNECTIONS IS SHOWN IN THE DRAWINGS; THE EXACT LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNER.
10. CONSTRUCTION AND TRANSFER OF SERVICES SHALL ONLY BE PERFORMED AFTER THE MAIN HAS BEEN TESTED AND DISINFECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THIS INCLUDES THE INSTALLATION OF SERVICE CORPORATIONS.
11. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP DRAWINGS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO DOMESTIC WATER SERVICE, FIRE WATER SERVICE, GAS, SANITARY, ELECTRIC, AND ETC.
12. THE MINIMUM EARTH COVER OVER ALL NEW WATER MAINS SHALL BE 4 FEET UNLESS OTHERWISE INDICATED ON DRAWINGS. THE PIPE SHALL BE DUCTILE IRON, CEMENT LINED WITH RESTRAINED PUSH-ON JOINTS UNLESS OTHERWISE INDICATED. PIPE CLASSIFICATION FOR THE WATER MAINS SHALL BE CLASS 52. ALL FITTINGS SHALL BE DUCTILE IRON CEMENTS-LINED WITH MECHANICAL JOINTS, WITH RETAINER GLANDS CLASS 350 UNLESS OTHERWISE INDICATED ON DRAWINGS OR REQUIRED BY THE ENGINEER. ALL PIPE AND FITTINGS SHALL BE POLYETHYLENE ENCLOSED.
13. THE MINIMUM EARTH COVER OVER ALL OTHER UTILITIES IS TO BE 2' FEET UNLESS OTHERWISE INDICATED ON DRAWINGS.
14. WHERE EXISTING MAINS ARE TO BE ABANDONED IN PLACE, ALL OPENINGS FROM CUT PORTIONS SHALL BE COMPLETELY SEALED WITH NON-SHRINK QUICK-SETTING CEMENT, AS APPROVED BY THE ENGINEER. DO NOT BACKFILL UNTIL THE CEMENT IS CURED.
15. INSTALLATION OF NEW COPPER SERVICES SHALL BE PERFORMED BY OPEN TRENCH EXCAVATION IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS. THE EMPLOYMENT OF ALTERNATIVE METHODS SHALL NOT BE PERMITTED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY THEIR OPERATIONS. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.
17. WORK PERFORMED ON COUNTY ROADS SHALL BE LIMITED TO THE HOURS OF 9:00 A.M. TO 4:00 P.M. UNLESS OTHERWISE PERMITTED BY THE COUNTY.
18. ALL UTILITIES TO BE ABANDONED SHALL BE ABANDONED IN THE STREET ACCORDING TO ALL APPLICABLE CODES.

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2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	06/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.06 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
CONSTRUCTION NOTES			
 DESIGNER OF CONSTRUCTION DOCUMENTS FOR THE TOWNSHIP OF WEST ORANGE 100 PROSPECT AVENUE • FARMVILLE, NJ 07031 • NEW JERSEY • CIVIL TEL: 973-234-7888 • FAX: 973-234-7899			Designer: JMP Draftsman: SPO Checked By: JMP Project No.: 18-0078 Scale: 1"=40' Sheet:
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER L.C. No. 36562			SP-13 DATED: 12/9/2020



2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	08/15/2021	JMP
REVISION	DESCRIPTION	DATE	BY

PREPARED FOR
WEST ORANGE PLAZA
BLOCK 152.01 LOT 1445 & LOT 1445.05
235 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

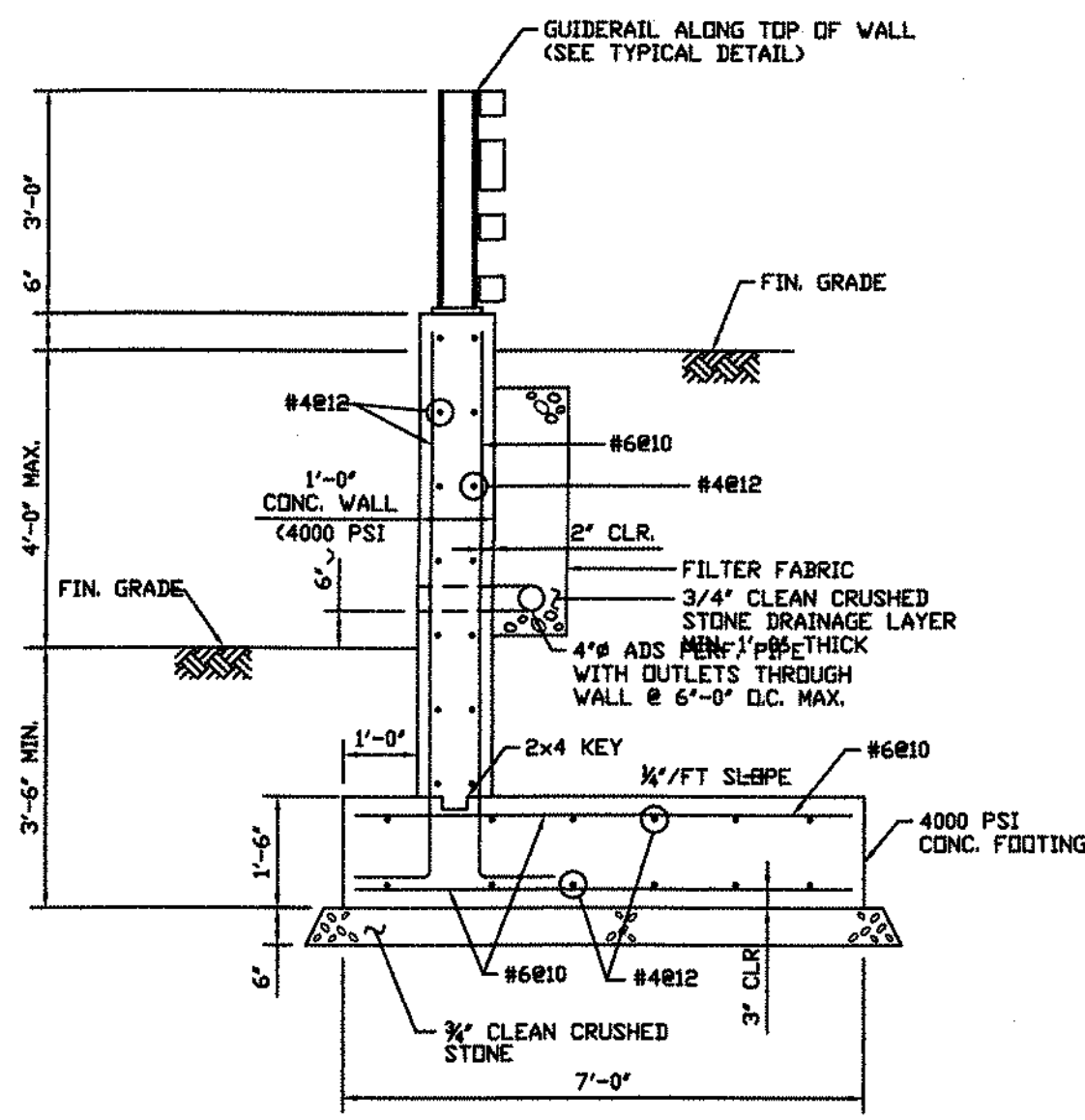
CONSTRUCTION DETAILS




J. MICHAEL PETRY-PE, PP, RA

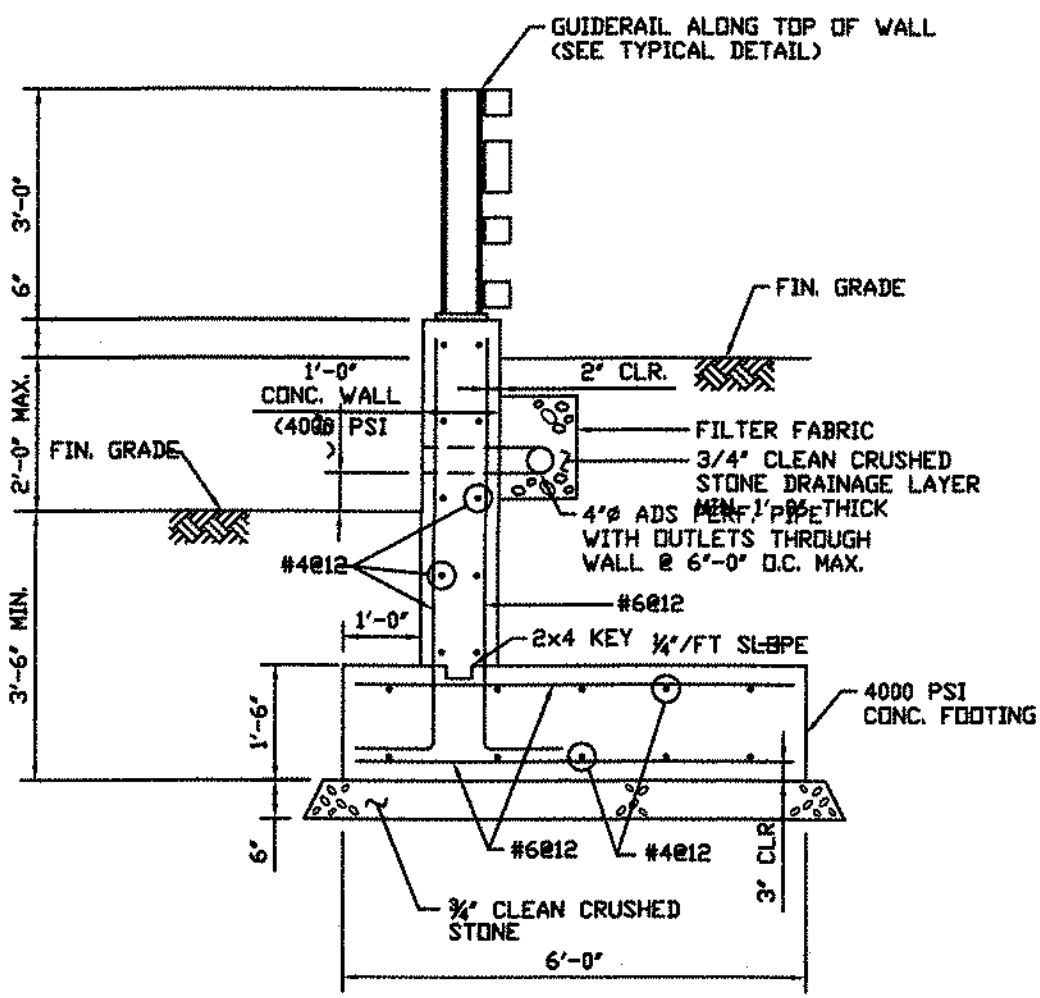
Designer: JMP
Draftsman: SPD
Checked By: JMP
Project No.: 18-0078
Title: AS SHOWN
Sheet:
SP-15

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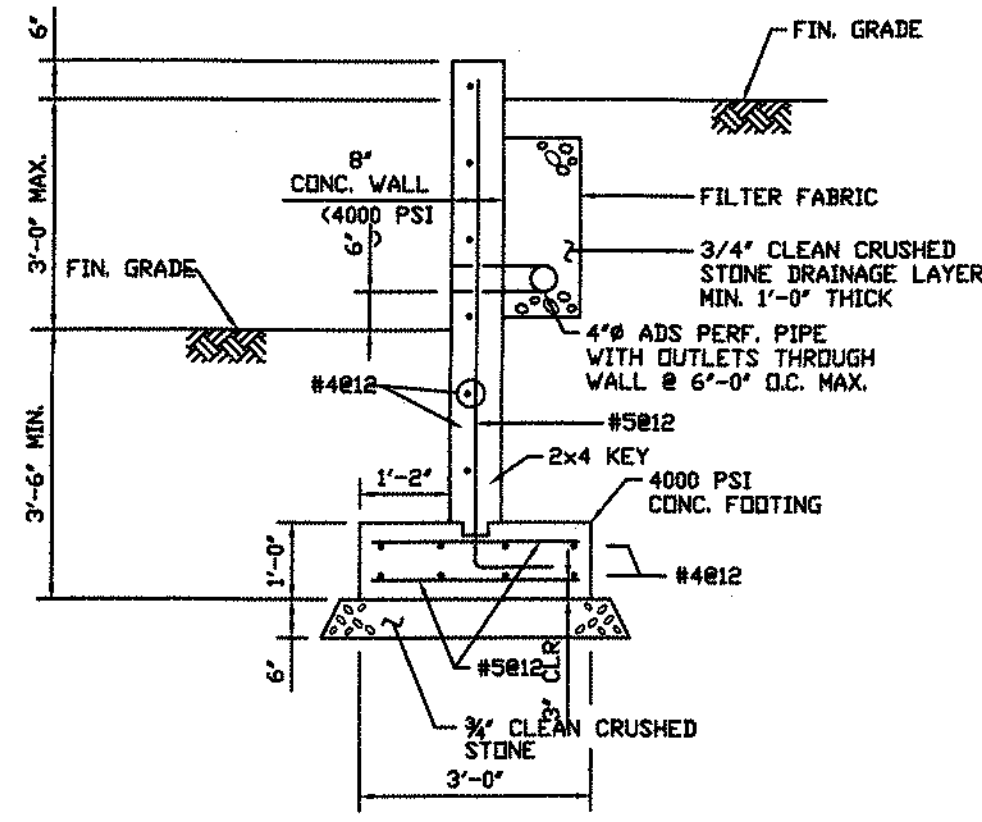
WALL TYPE "A" DETAIL

SCALE - N.T.S.



WALL TYPE "B" DETAIL

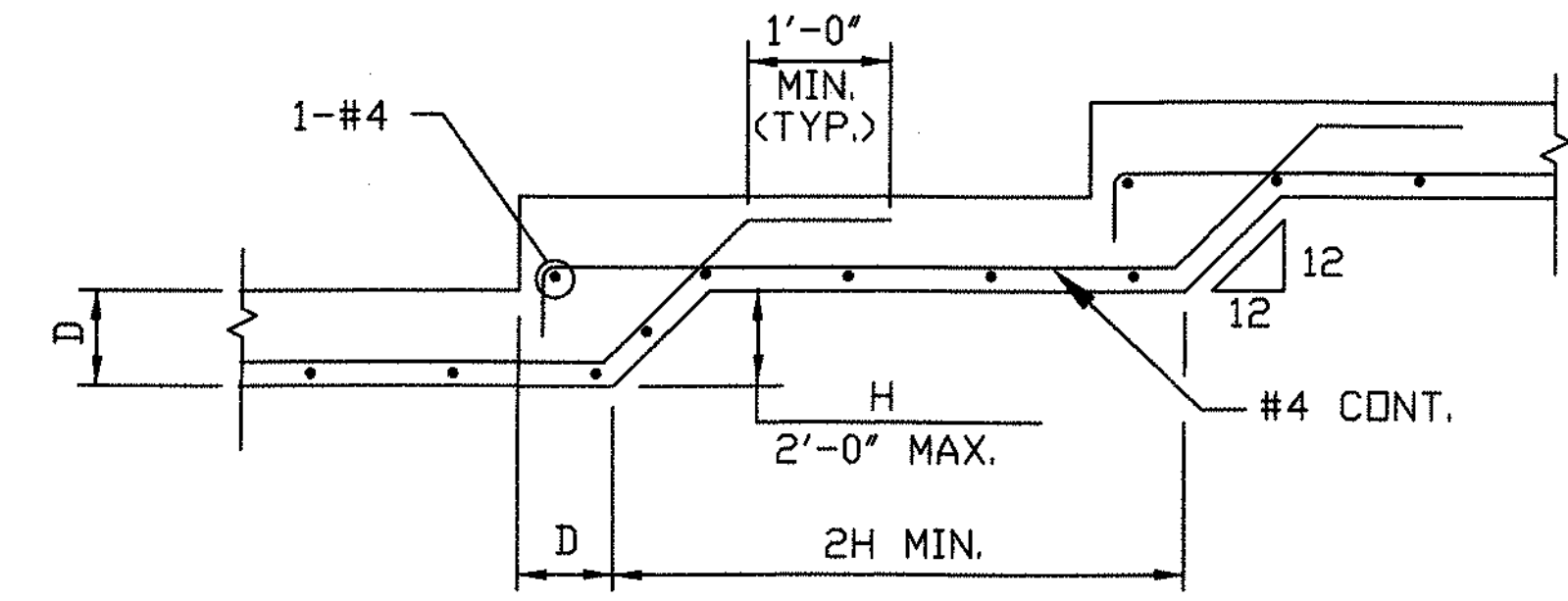
SCALE - N.T.S.



NOTE: SEE PLANS FOR STEP LOCATIONS.

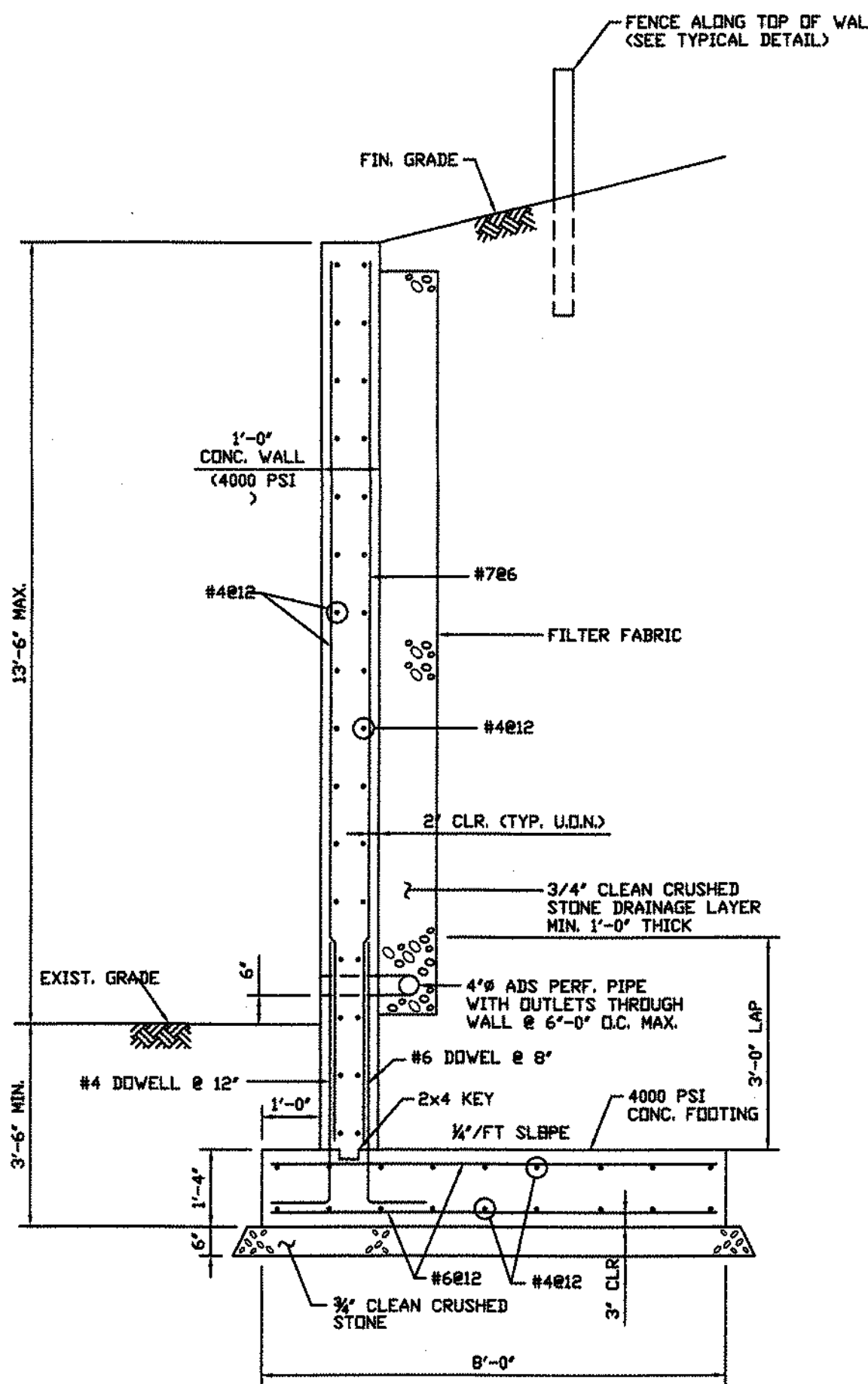
TYPICAL STEPPED WALL FOOTING DETAIL

SCALE - N.T.S.



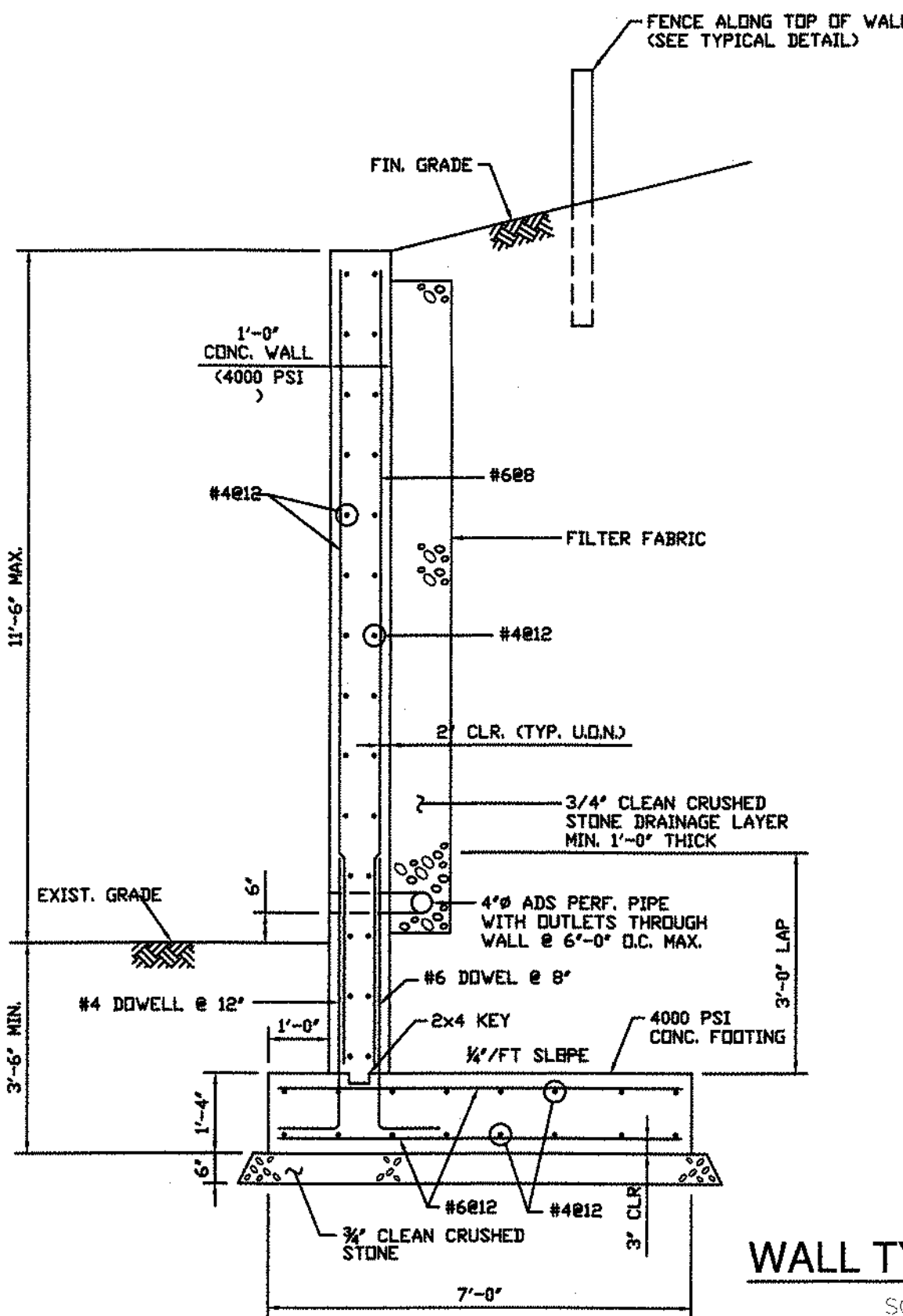
TYPICAL GUIDERAIL DETAIL ALONG TOP OF WALL

SCALE - N.T.S.



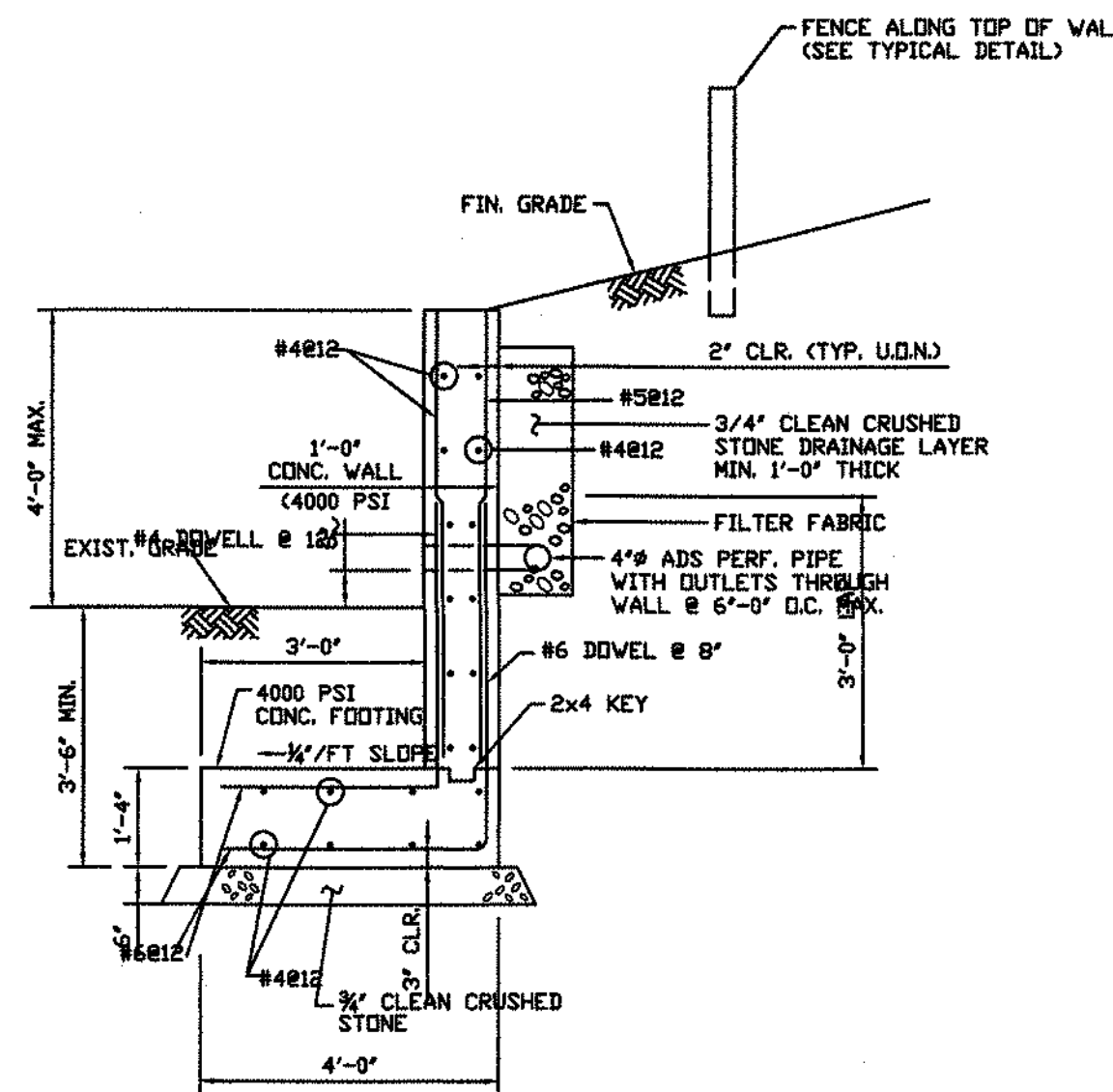
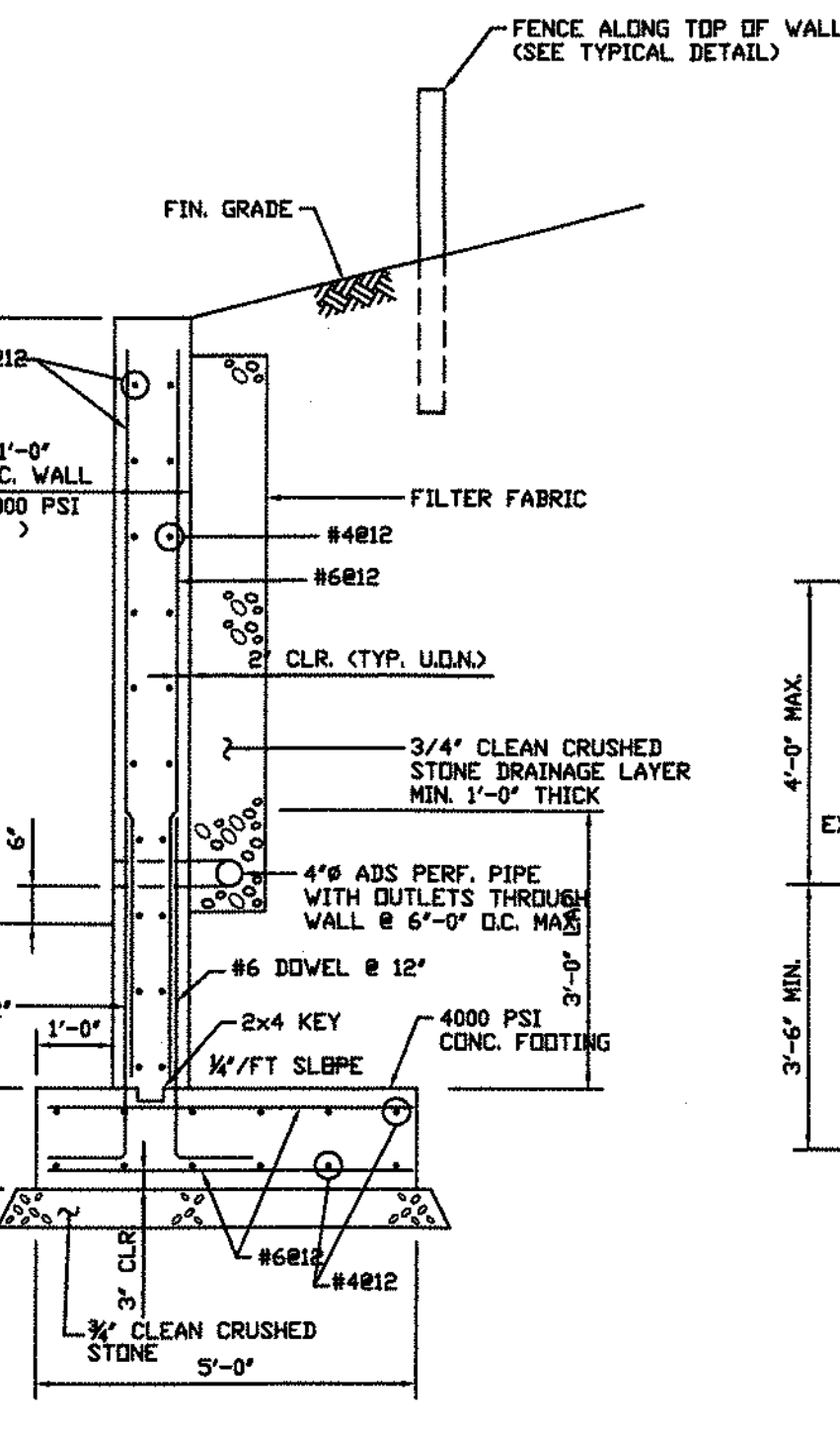
WALL TYPE "C" DETAIL

SCALE - N.T.S.



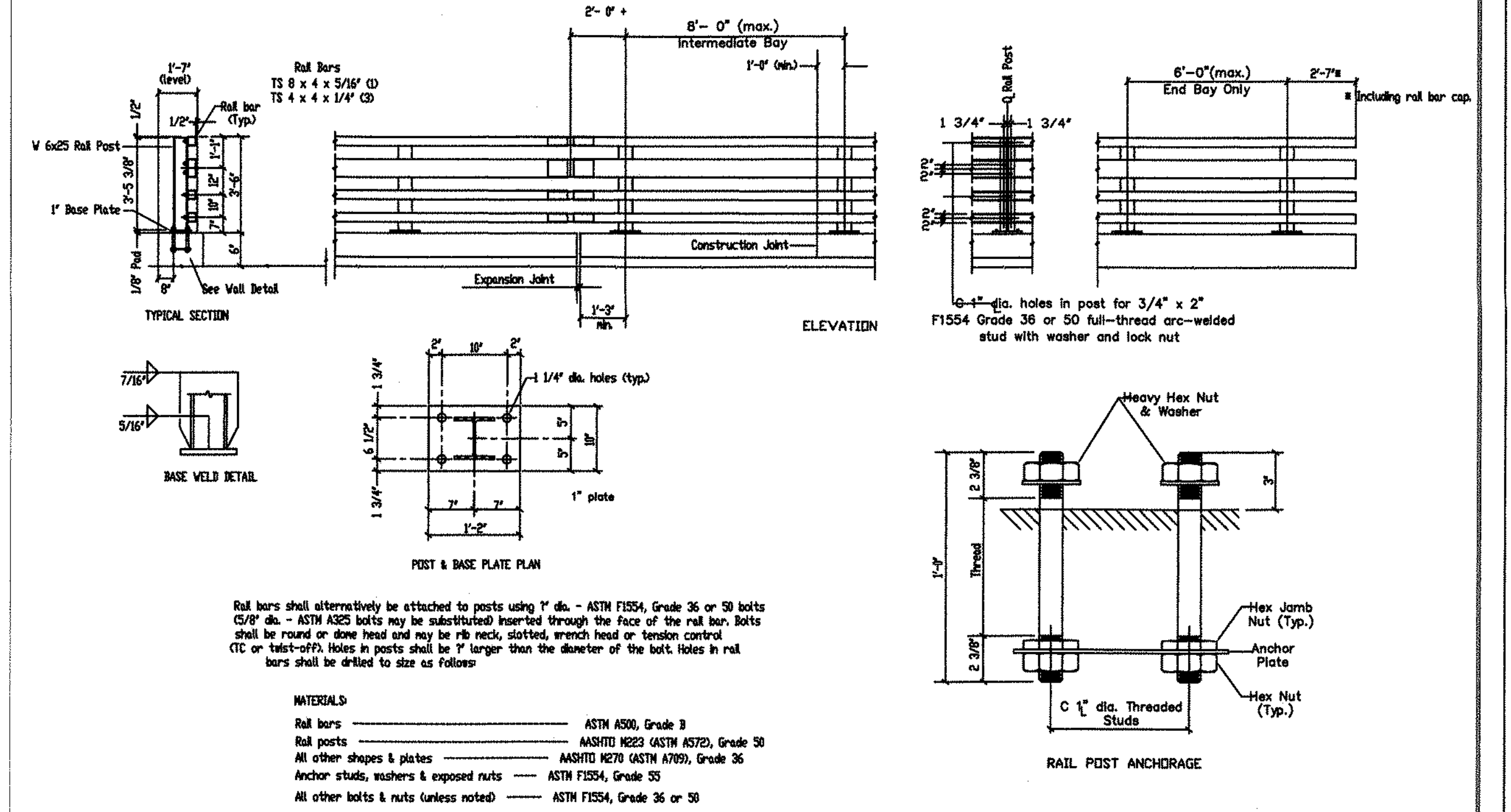
WALL TYPE "D" DETAIL

SCALE - N.T.S.



WALL TYPE "F" DETAIL

SCALE - N.T.S.



RAIL BARS SHALL BE ATTACHED TO POSTS USING 1" dia. - ASTM F1554, Grade 36 or 55 bolts (5/8" dia. - ASTM A325 bolts may be substituted inserted through the face of the rail bar. Bolts shall be round or dome head and may be 18 inch, drilled, wrench head or function control (C) or (T) - (T) bolts in posts shall be 1" larger than the diameter of the bolt. Holes in rail bars shall be drilled to size as follows:

MATERIALS:
 Rail bars: ASTM A500, Grade 3
 Rail posts: ASTM A500, Grade 36 or 55
 All other shapes & plates: ASTM A36, Grade 36
 Anchor studs, washers & exposed nuts: ASTM F1554, Grade 36 or 55
 All other bolts & nuts (unless noted): ASTM F1554, Grade 36 or 55

TYPICAL GUIDERAIL DETAIL ALONG TOP OF WALL

SCALE - N.T.S.

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REVISION	DESCRIPTION	DATE	BY
2	REVISED PER NEW ARCHITECTURAL DRAWINGS	03/03/2023	JMP
1	SHIFT BUILDING C TO THE NORTH	05/15/2021	JMP

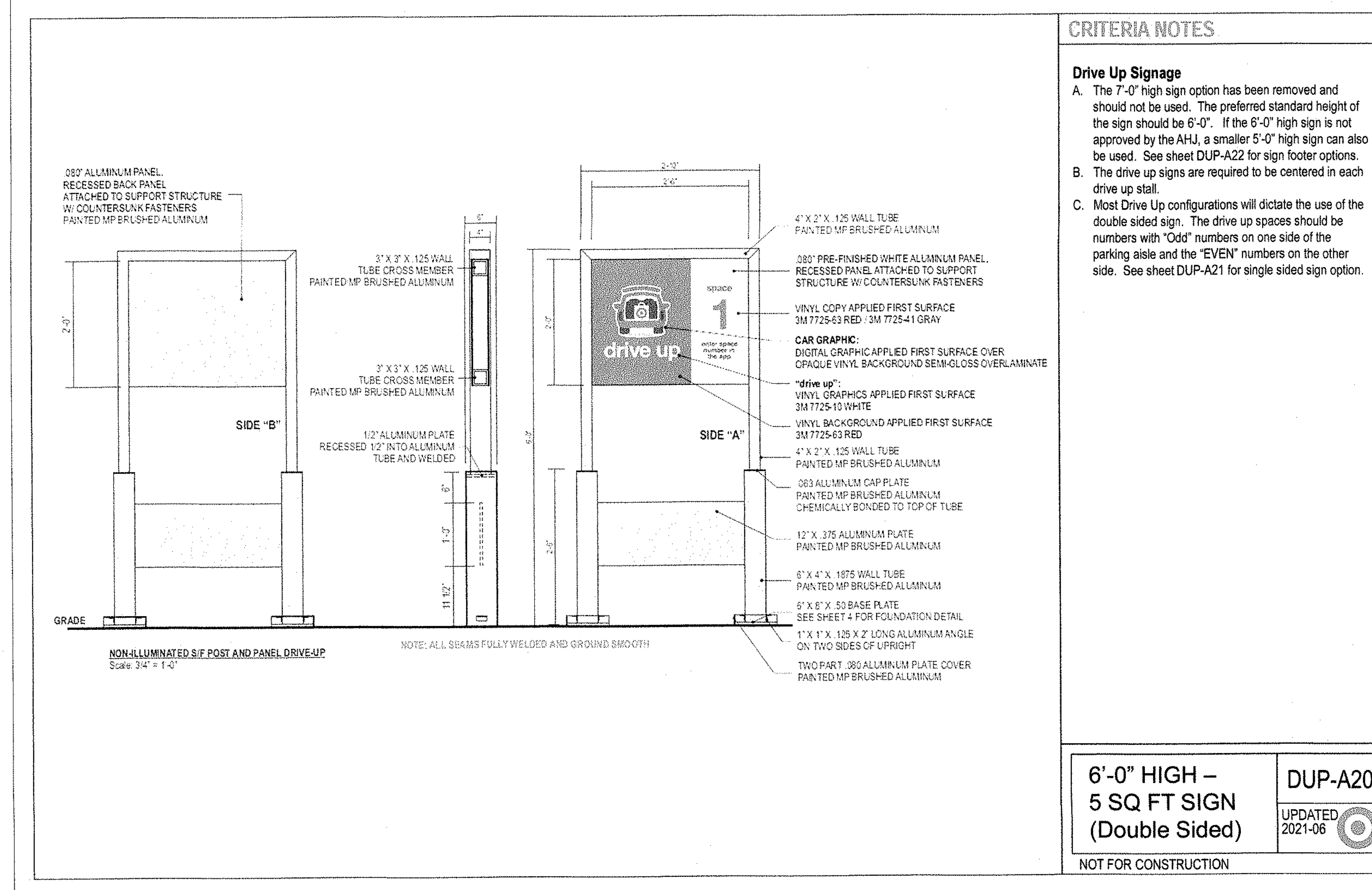
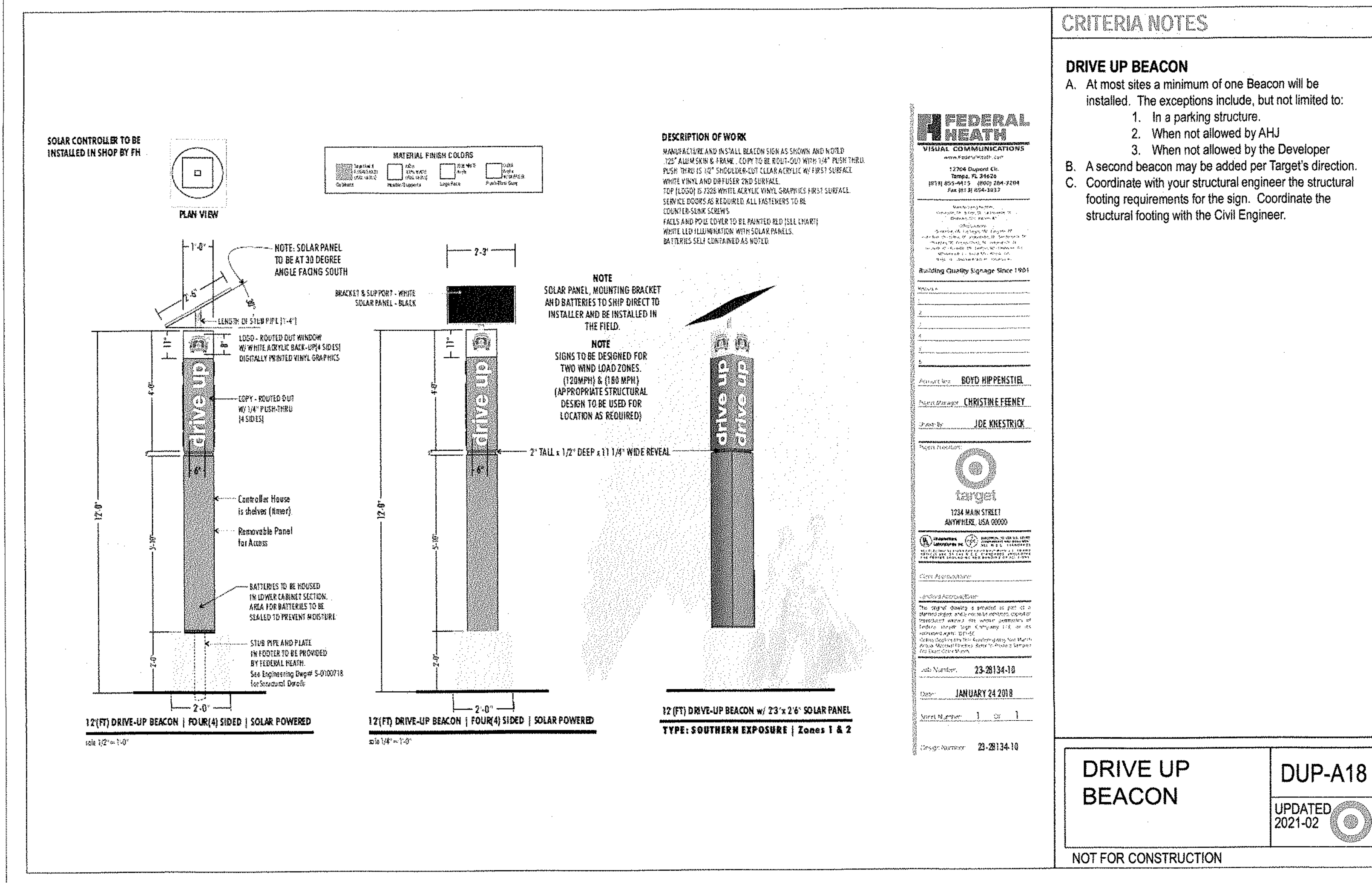
PREPARED FOR
WEST ORANGE PLAZA
 BLOCK 152.01 LOT 1445 & LOT 1445.05
 235 PROSPECT AVENUE
 TOWNSHIP OF WEST ORANGE
 ESSEX COUNTY, NEW JERSEY

RETAINING WALL DETAILS

PETRY
 ENGINEERING, LLC
 100 PROSPECT AVENUE, SUITE 200
 WEST ORANGE, NJ 07063
 TEL: 973.267.7000 FAX: 973.267.7001

J. MICHAEL PETRY-PE, PP, RA
 NJ PROFESSIONAL ENGINEER LIC. No. 36662
 DATED: 12/19/2020

Designer: JMP
 Draftsman: CLK
 Checked By: JMP
 Project No.: 18-0078
 Status: AS SHOWN
 Sheet:
SP-16



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REVISION	DESCRIPTION	DATE	BY
PREPARED FOR WEST ORANGE PLAZA BLOCK 152.01 LOT 1445 & LOT 1445.05 235 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
TARGET PICK UP SIGN DETAILS			
 PETRY ENGINEERING, LLC DESIGNER OF COMMERCIAL AND INDUSTRIAL SIGNS AND GRAPHICS 100 HIGHLAND AVENUE • FORT LEE, NJ 07024 • TEL: 201-327-1000 • FAX: 201-327-1001			Designer: JMP Draftsman: EPD Checked By: JMP Project No: 18-0078 Scale: AS SHOWN Sheet: J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 36962 DATED: 10/03/2023
			SP-17