

PREPARED FOR
CHIT CHAT DINER

LOT 1.05, BLOCK 111



Petry
ENGINEERING, LLC

DIVISION OF CONSUMER AFFAIRS (PENNSA) MERB# 24028155000
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL: (908) 231-7974
TEL: (908) 231-7974
PETRYENGINEERING.COM

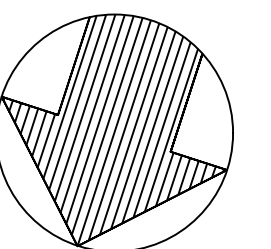


SITE DATA CHART						
OWNER & APPLICANT:	PANORAMA, LLC dba: CHIT CHAT DINER 15 MOUNTAINVIEW COURT TOTOWA, NEW JERSEY 07012					
PROPERTY:	PLOT 109 & 111: LOTS 1.01 & 1.05 AREA = 4.422± ACRES (192,631 SF)					
ZONE: B-2 & PURD						
EXISTING USE: DINER WITH OUTDOOR SEATING (RESTAURANT)				PROPOSED USE: DINER WITH OUTDOOR SEATING (RESTAURANT WITH EXPANDED PARKING)		
DESCRIPTION	CODE (B-2)	CODE (PURD)	PREVIOUSLY APPROVED	PROPOSED	COMPLIANCE (B-2)	
AREA YARD AND BULK REQUIREMENTS						
MAX. HEIGHT PRINCIPAL BUILDING	2.5 STORIES / 35 FT	35 FT	1 STORY / 33.64 FT	NO CHANGE	YES	
MIN. LOT AREA	10,000 SF	20 AC	192,631 SF	NO CHANGE	YES	
MIN. LOT AREA PER UNIT	N/A	7,280 SF / DUAC	N/A	NO CHANGE	N/A	
MIN. LOT WIDTH	N/A	300 FT	N/A	NO CHANGE	N/A	
MIN. FRONT YARD SETBACK	30 FT	30 FT	87.15 FT	NO CHANGE	YES	
MIN. FRONT YARD SETBACK (CORNER)	25 FT	40 FT	N/A	NO CHANGE	N/A	
MIN. SIDE YARD SETBACK	10 FT + 10 FT	50 FT	23.3 FT	NO CHANGE	YES	
MIN. SIDE YARD SETBACK TO RESIDENTIAL	75 FT	N/A	27.05 FT (OVERHANG)	NO CHANGE	YES	
MIN. REAR YARD SETBACK	30 FT	50 FT	152.33 FT	NO CHANGE	YES	
MAX. BUILDING COVERAGE	40%	20%	4.80%	NO CHANGE	YES	
MAX. LOT COVERAGE	60%	35%	26.44%	30.7%	YES	
MIN. SETBACK FROM CLIFF FACE	100 FT	100 FT	14.6 FT	4.7 FT	NO	
PARKING REQUIREMENTS						
PARKING SITAL REQUIREMENT	117 SPACES	-	85 SPACES	104 SPACES	NO	
MINIMUM PARKING SPACE DIMENSIONS	9 FT X 18 FT	9 FT X 18 FT	9 FT X 18 FT	NO CHANGE	YES	
MINIMUM AISLE WIDTH (90° PARKING)	24 FT	24 FT	24 FT	NO CHANGE	YES	
MINIMUM DRIVEWAY WIDTH	14 FT	14 FT	13.5 FT	14 FT	YES	
MIN. NUMBER OF TREES WITHIN PARKING AREA	THREE PER 10 SPACES (2 REQUIRED)	THREE PER 10 SPACES (2 REQUIRED)	9	5	YES	
(1) VARIANCE REQUIRED:						
PARKING REQUIREMENTS:						
PARKING PER ORDINANCE 25-12.2(B)(1) -- RESTAURANT, BAR, CABARET & CATERING FACILITIES 1 SP/SEAT FOR EACH 45 SQUARE FEET OR STOOLS OR 1 FOR EACH 45 SQUARE FEET OF FLOOR AREA AVAILABLE TO PATRONS. BENCHES SHALL BE CONSIDERED AS 1 SEAT FOR EACH 2 LINEAR FEET OF SEATING SPACE.						
REQUIRED: 256 SEATS/3 = 86 SPACES OR 5,249 SF PATRONS/45 = 117 SPACES						
PREVIOUSLY APPROVED: 85 SPACES						
PROPOSED: 96 PHYSICAL SPACES + 4 PREVIOUSLY APPROVED BANKED SPACES 4 SPACES PER EV CREDIT (COUNTS AS DOUBLE CREDIT UP TO 10% OF REQUIREMENT) TOTAL SPACES: 104 SPACES PROPOSED						
VARIANCE REQUIRED: YES (13 SPACES NEEDED)						
EV REQUIREMENTS:						
PER STATEWIDE EV ORDINANCE, 76 TO 100 OFF-STREET PARKING SPACES REQUIRES AT LEAST 3 MAKE-READY PARKING SPACES						
PROPOSED SPACES = 4 EV SPACES						
ADA REQUIREMENTS:						
PER ADA STANDARDS FOR ACCESSIBLE DESIGN, THE NUMBER OF ACCESSIBLE SPACES REQUIRED						
76 TO 100 TOTAL SPACES = 4 ACCESSIBLE PARKING SPACES REQUIRED EXISTING SPACES = 4 SPACES (1 VAN)						



LIST OF DRAWINGS		
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 & DRAINAGE PLAN	PETRY ENGINEERING
SP-6	LIGHTING PLAN	PETRY ENGINEERING
SP-7	LANDSCAPING & TREE REMOVAL PLAN	PETRY ENGINEERING
SP-8	SOIL EROSION AND SEDIMENT CONTROL PLAN	PETRY ENGINEERING
SP-9	GENERAL NOTES & SPEC NOTES	PETRY ENGINEERING
SP-10	CONSTRUCTION DETAILS	PETRY ENGINEERING
1/05-1	PROJANIMARY AND TOPOGRAPHIC SURVEY	AKEL AND SURVEY

TOWNSHIP ENGINEER _____ DATE _____

[illegible]

SCALE AS NOTED.

CHECKED BY: SPD

DRAFTED BY: LCD



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

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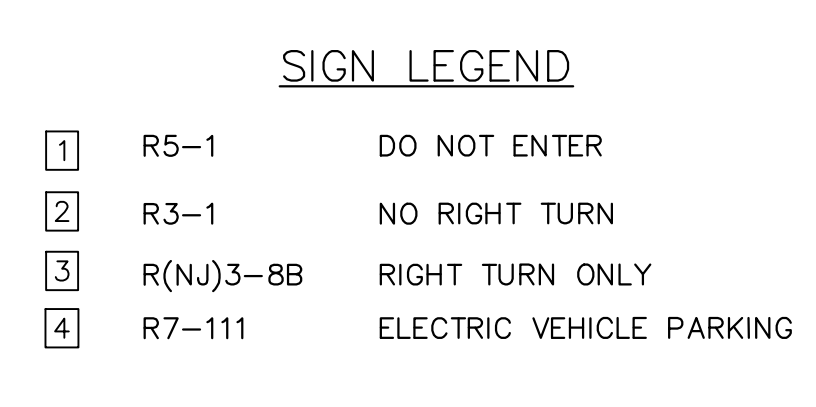
PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

TITLE SHEET

PROJECT #:
24-085

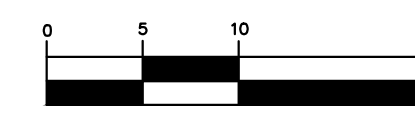
SHEET:
SP-1



1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 1.05 & 1.01 - BLOCK 109 410 EAGLE ROCK ROAD, TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING AND DATED 08/02/2024.



REV	DESCRIPTION	DATE
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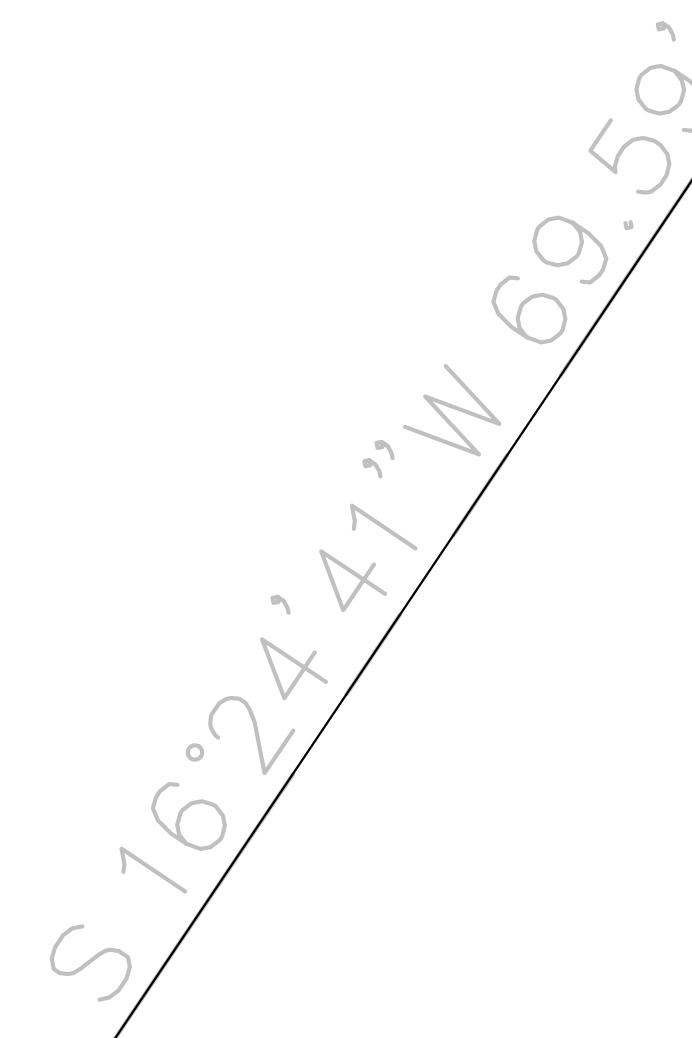
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TITLE:

PROJECT #:	SHEET:
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24-085 SP-5



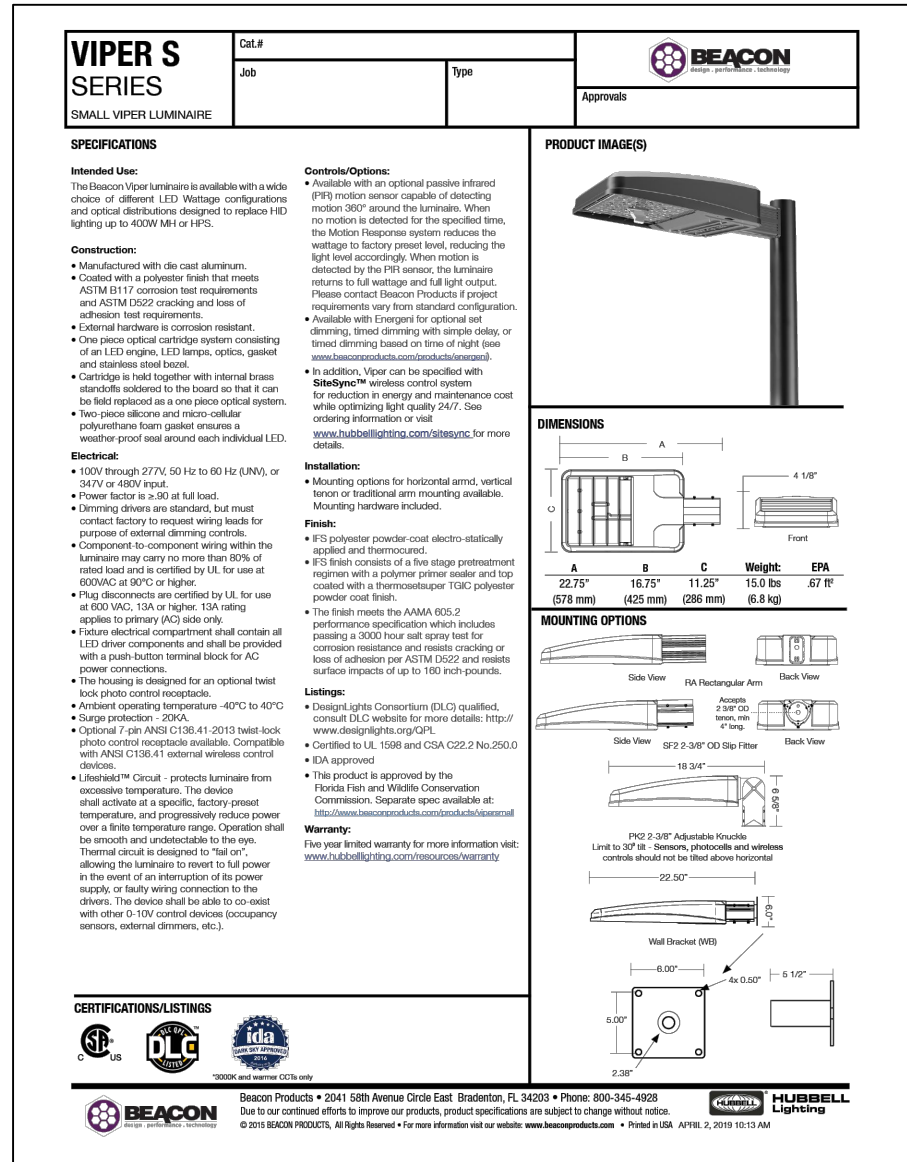
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LIGHTING NOTES:

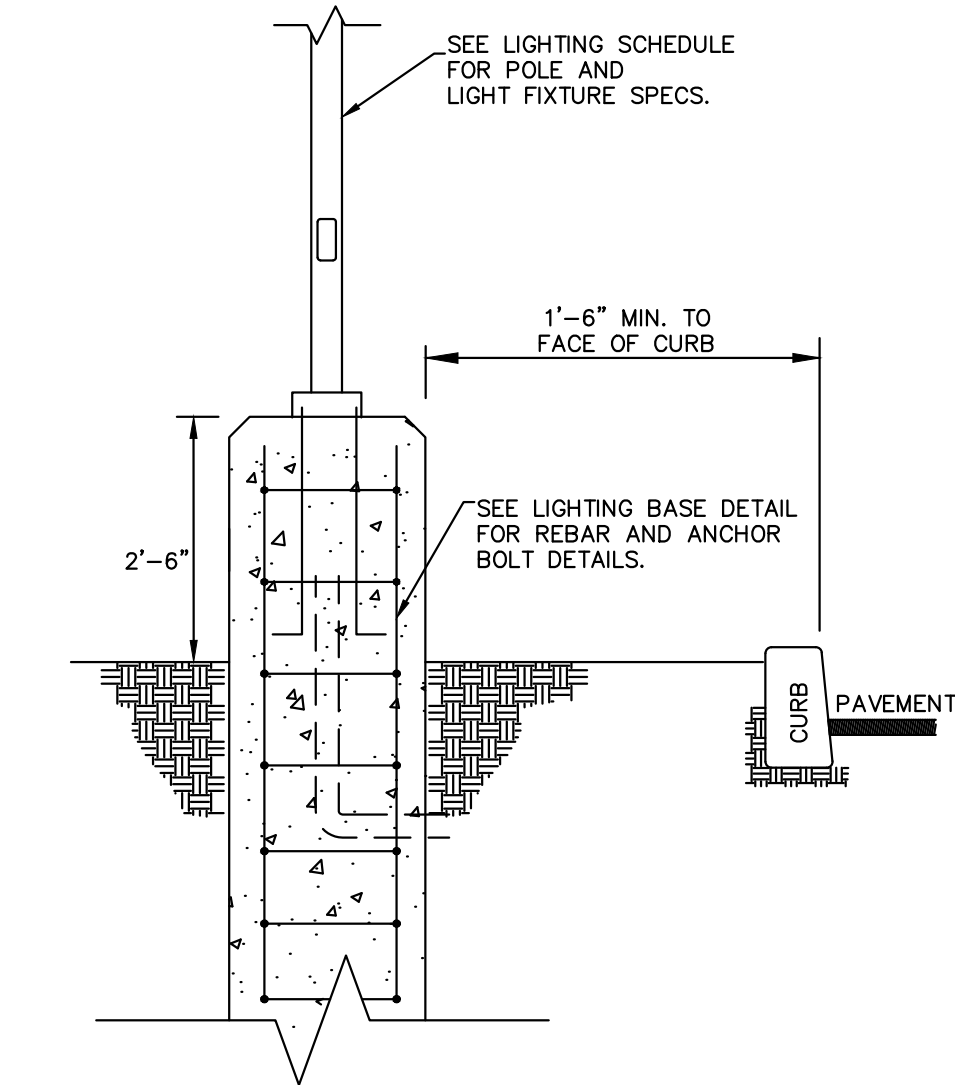
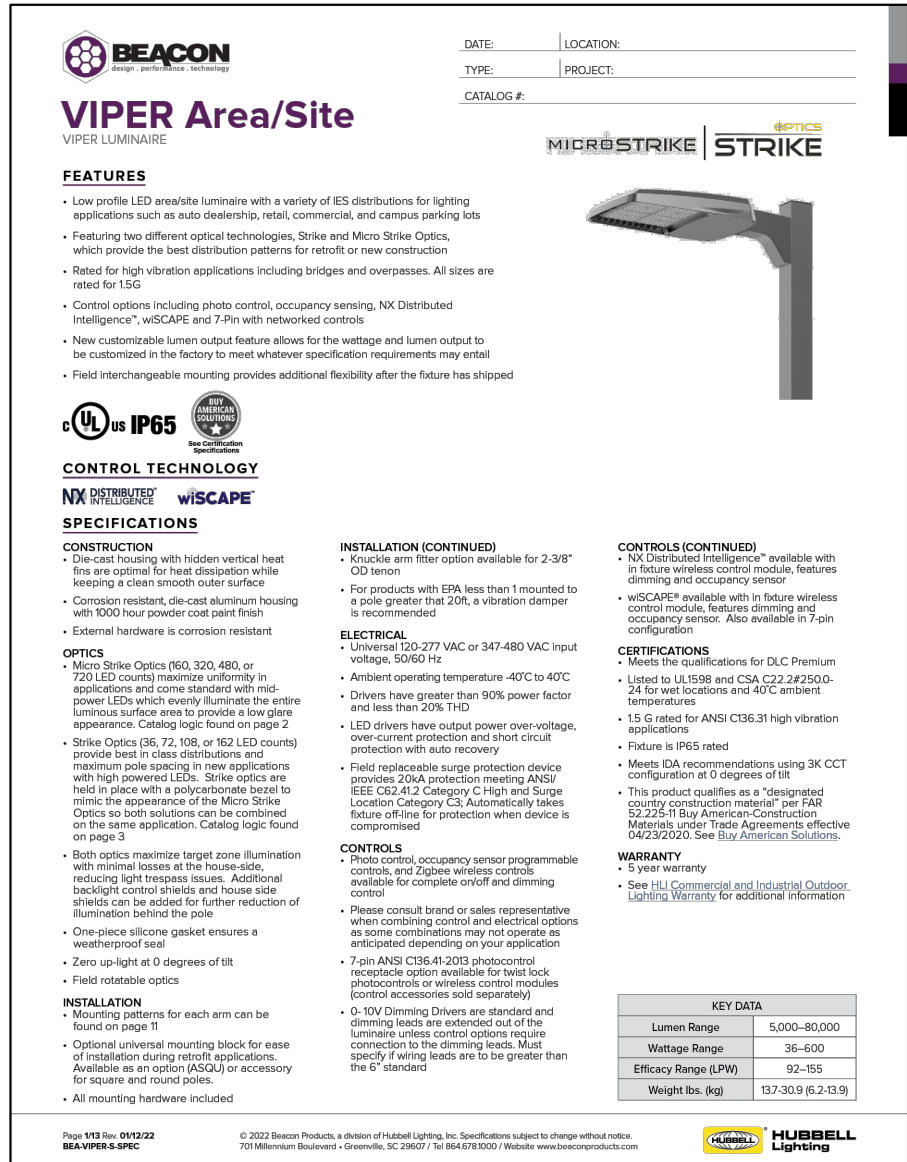
1. THE PROPOSED LIGHTING SHALL BE SET ON A DUSK TO DAWN TIMER.
2. THE COLOR OF ALL PROPOSED FIXTURES AND THEIR RESPECTIVE POLES SHALL BE SELECTED BY THE OWNER.
3. ANY DEVIATION FROM THE SPECIFIED LIGHTING FIXTURES SHALL BE SUBMITTED IN WRITING TO PETRY ENGINEERING LLC ALONG WITH THE ACCOMPANYING POINT BY POINT ANALYSIS AND MAY ALSO BE SUBJECT TO REVIEW AND APPROVAL BY THE MONTCLAIR PLANNING BOARD OR THEIR DESIGNEE.
4. ALL WIRING TO BE SIZED BY AND COORDINATED WITH MEP.
5. ALL NEW FIXTURES TO INCLUDE HOUSE SIDE SHIELDS.

HOUSE SIDE SHIELD (TYP.)

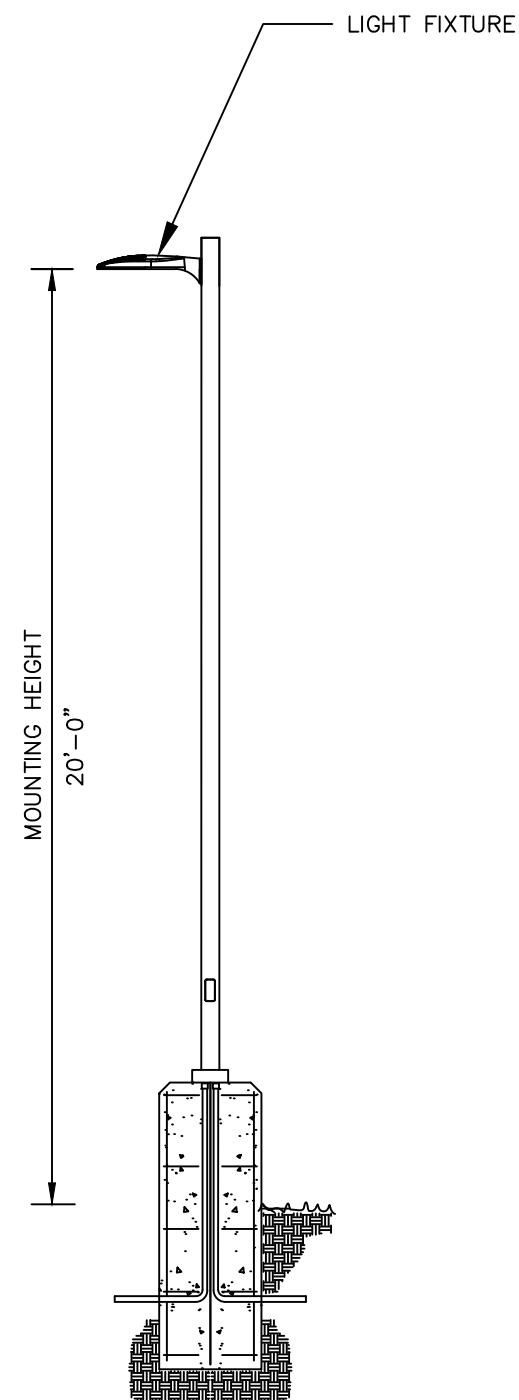
PROPOSED
LIGHT FIXTURE TYPE "P2"



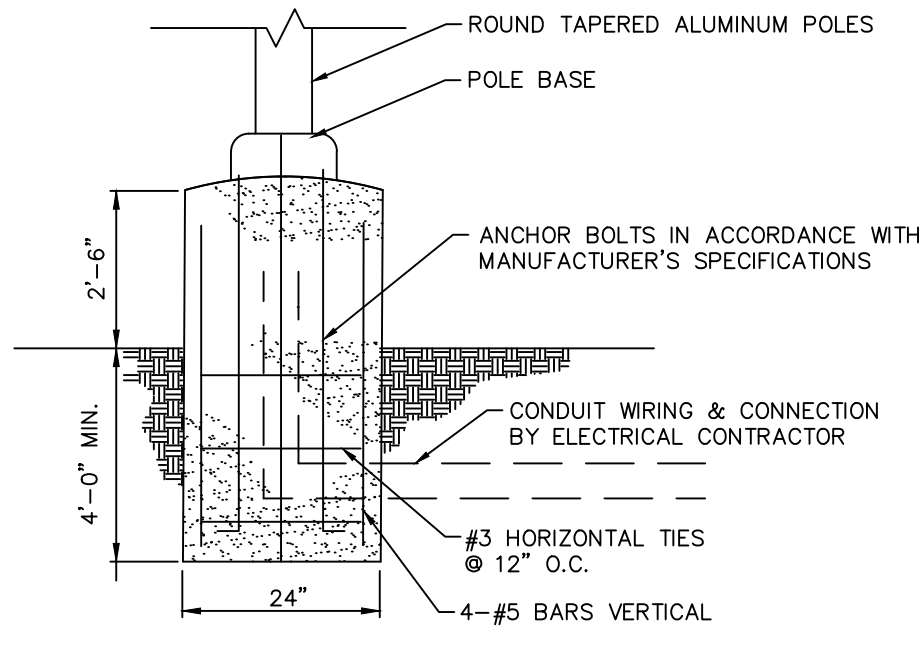
PROPOSED
LIGHT FIXTURE TYPE "P4-P5"



LIGHT BASE & CURB INTERACTION DETAIL
SCALE - N.T.S.



MOUNTING HEIGHT DIAGRAM
SCALE - N.T.S.



LIGHT BASE DETAIL
SCALE - N.T.S.

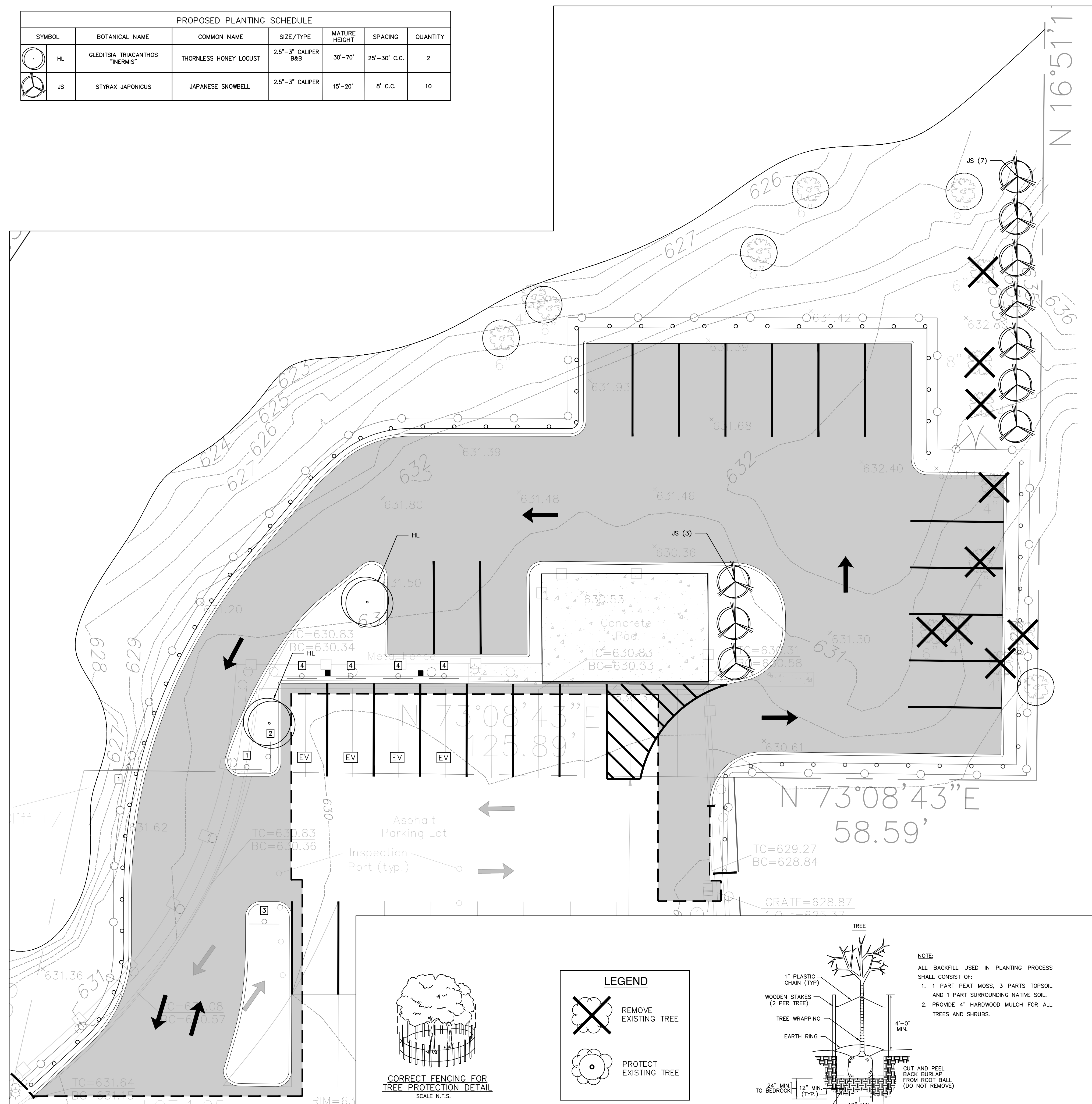
LUMINAIRE SCHEDULE - REFER TO LIGHTING FIXTURE OUTLINES FOR COMPLETE CATALOG NUMBERS									
Symbol	Arrangement	Fixture Type	Fixture Description	Manufacturer	Catalog Number	LFP	Total Watts	Equivalent Lumens	Footcandle
	Single	A (JOINTING)	10' HIGH OVERHEAD CEILING SURFACE MOUNT - TYPE 1	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P1 (PROPOSED)	AREA LIGHT, TYPE 1 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P2 (PROPOSED)	AREA LIGHT, TYPE 2 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P3 (PROPOSED)	AREA LIGHT, TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P4 (PROPOSED)	AREA LIGHT, TYPE 4 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P5 (PROPOSED)	AREA LIGHT, TYPE 5 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P6 (PROPOSED)	AREA LIGHT, TYPE 6 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P7 (PROPOSED)	AREA LIGHT, TYPE 7 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P8 (PROPOSED)	AREA LIGHT, TYPE 8 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	P9 (PROPOSED)	AREA LIGHT, TYPE 9 DISTRIBUTION WITH HOUSE SIDE SHIELD, MOUNTED TO 20' FT. POLE (BEACON BSA-B-20-001)	BEACON	1010-10-001-001	0.00	11.1	888	0.010
	Single	HA (EXISTING)	HALL PACE, TYPE 1 DISTRIBUTION, TRUSS MOUNTING-HEIGHT 10' FT ABOVE GROUND	HUBBELL OUTDOOR	7899-246-000-010	0.00	11.1	888	0.010
	Single	VB (EXISTING)	WALL PACE, TYPE 4 DISTRIBUTION, TRUSS MOUNTING-HEIGHT 10' FT ABOVE GROUND	HUBBELL OUTDOOR	7899-246-000-010	0.00	11.1	888	0.010
	Single	VA (EXISTING)	WALL PACE WITH VISOR ACCESSORY, TYPE 1 DISTRIBUTION, MOUNTING-HEIGHT 10' FT ABOVE GROUND	HUBBELL OUTDOOR	501-30-402-PT 1000-001	0.00	28.504	2726	0.029
	Single	VB (EXISTING)	WALL PACE WITH VISOR ACCESSORY, TYPE 1 DISTRIBUTION, MOUNTING-HEIGHT 10' FT ABOVE GROUND	HUBBELL OUTDOOR	501-30-402-PT 1000-001	0.00	28.504	2726	0.029

THUS, (12) 2.5" REPLACEMENT TREES ARE PROPOSED AND MEETS COMPLIANCE

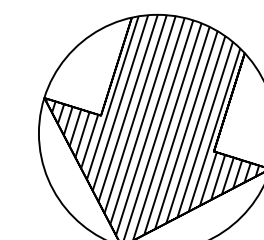
PROPOSED PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE /TYPE	MATURE HEIGHT	SPACING	QUANTITY
	HL GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEY LOCUST	2.5'–3" CALIPER B&B	30'–70'	25'–30' C.C.	2
	JS STRYAX JAPONICUS	JAPANESE SNOWBELL	2.5'–3" CALIPER	15'–20'	8' C.C.	10

1. REASONABLE MEASURES SHALL BE TAKEN TO PROTECT MATURE TREES SLATED TO REMAIN ALONG ALL LIMITS OF DISTURBANCE THROUGHOUT CONSTRUCTION.
2. ALL LANDSCAPING SHOWN ON THE LANDSCAPING PLAN SHALL BE MAINTAINED AND ANY DEAD OR DYING TREES SHALL BE REPLACED.
3. THE LANDSCAPE PLAN SHALL INCORPORATE CHANGES OR CLARIFICATIONS, IF ANY, AS RECOMMENDED BY A CERTIFIED LANDSCAPE ARCHITECT.
4. ALL TREES EXCEPT THOSE THAT ARE SHOWN TO BE REMOVED SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. ANY TREES WHICH ARE SLATED TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
5. NO TREE MAY BE REMOVED UNTIL AFTER INSTALLATION BY THE APPLICANT OF STORMWATER MANAGEMENT AND SOIL EROSION CONTROL MEASURES.

1. ALL PLANTS TO BE NURSERY GROWN AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM PLANTING.
2. ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
3. SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING FOR SITE STABILIZATION.
4. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL ACTIVITIES RELATED TO CONSTRUCTION, TO INCLUDE ANY IMPACTED AREAS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD VERIFY AREAS OF SEED.
5. TOPSOIL SHALL BE SANDY LOAM; FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; 4% ORGANIC MATTER; pH 5.0 TO 6.5.
6. PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
7. LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROCK APART.
8. AREAS NOT DIRECTLY RELATED TO DEVELOPMENT WILL BE RETAINED IN THEIR NATURAL STATE.
9. ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2.5 INCHES MEASURED AT A HEIGHT OF 4.5 FT. ABOVE THE TOP OF THE ROOT BALL AT THE TIME OF PLANTING.
10. NEW PLANTING ARE TO BE ADJUSTED AS REQUIRED TO AVOID CONFLICTS WITH EXISTING TREES, NEW OR EXISTING UTILITIES, HARDSCAPE, OR OTHER INFRASTRUCTURE.
11. TREES LOCATED CLOSER THAN 3' TO THE CURBS SHALL BE LOCATED ON PARKING LOT STRIPING.



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[illegible]

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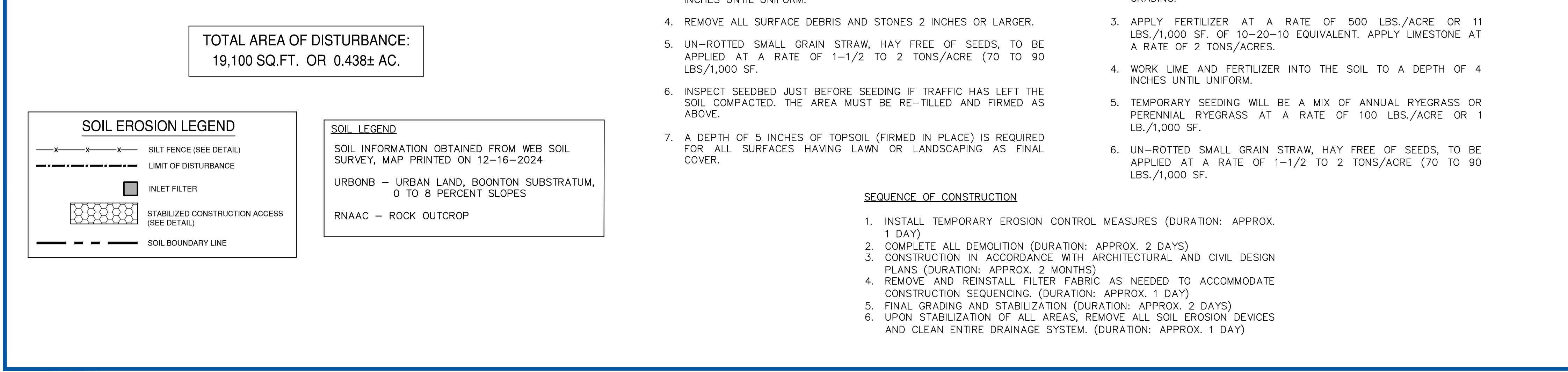
PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

LANDSCAPING & TREE REMOVAL PLAN

PROJECT #:
24-085

SHEET:
SP-7



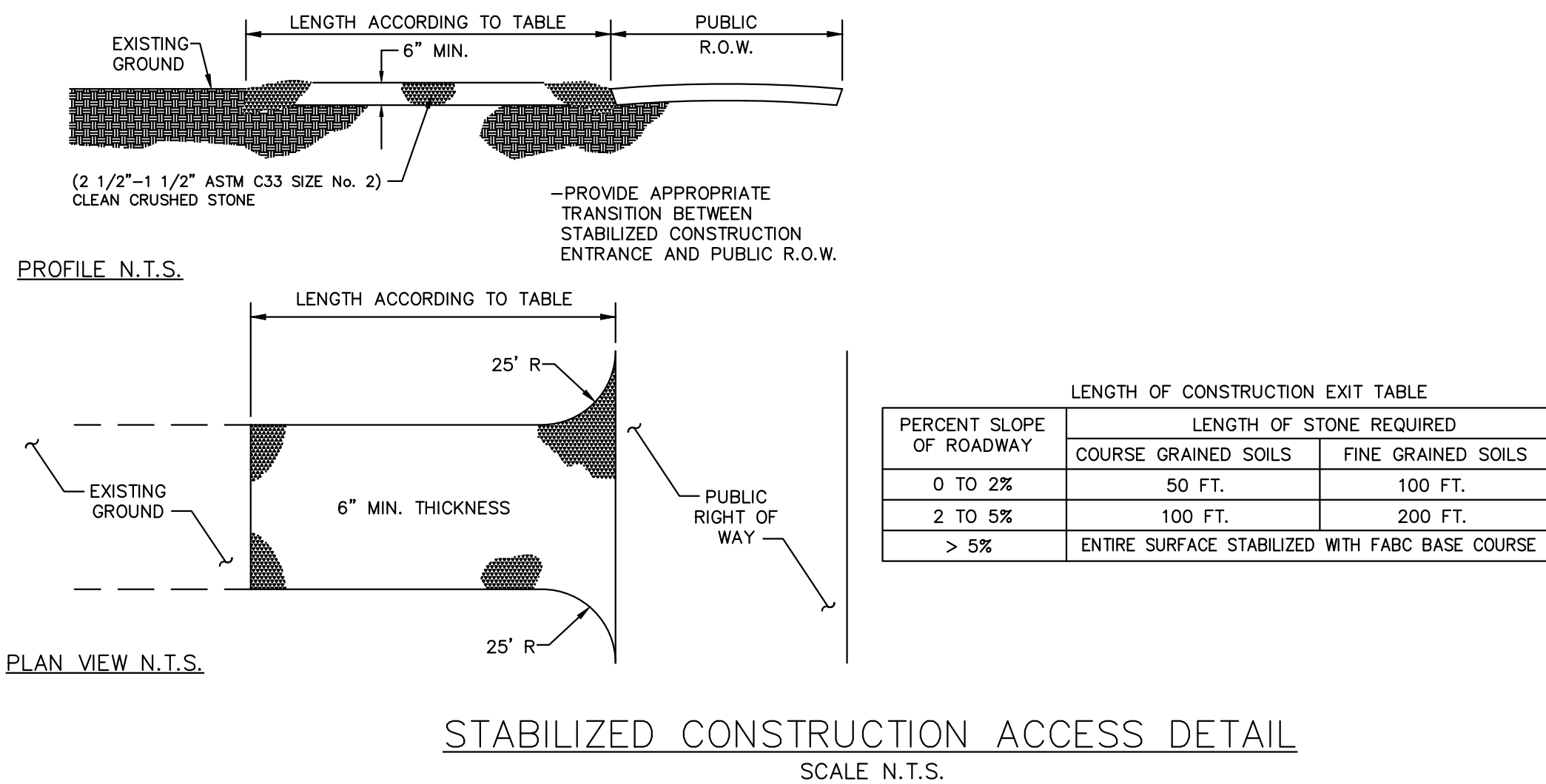
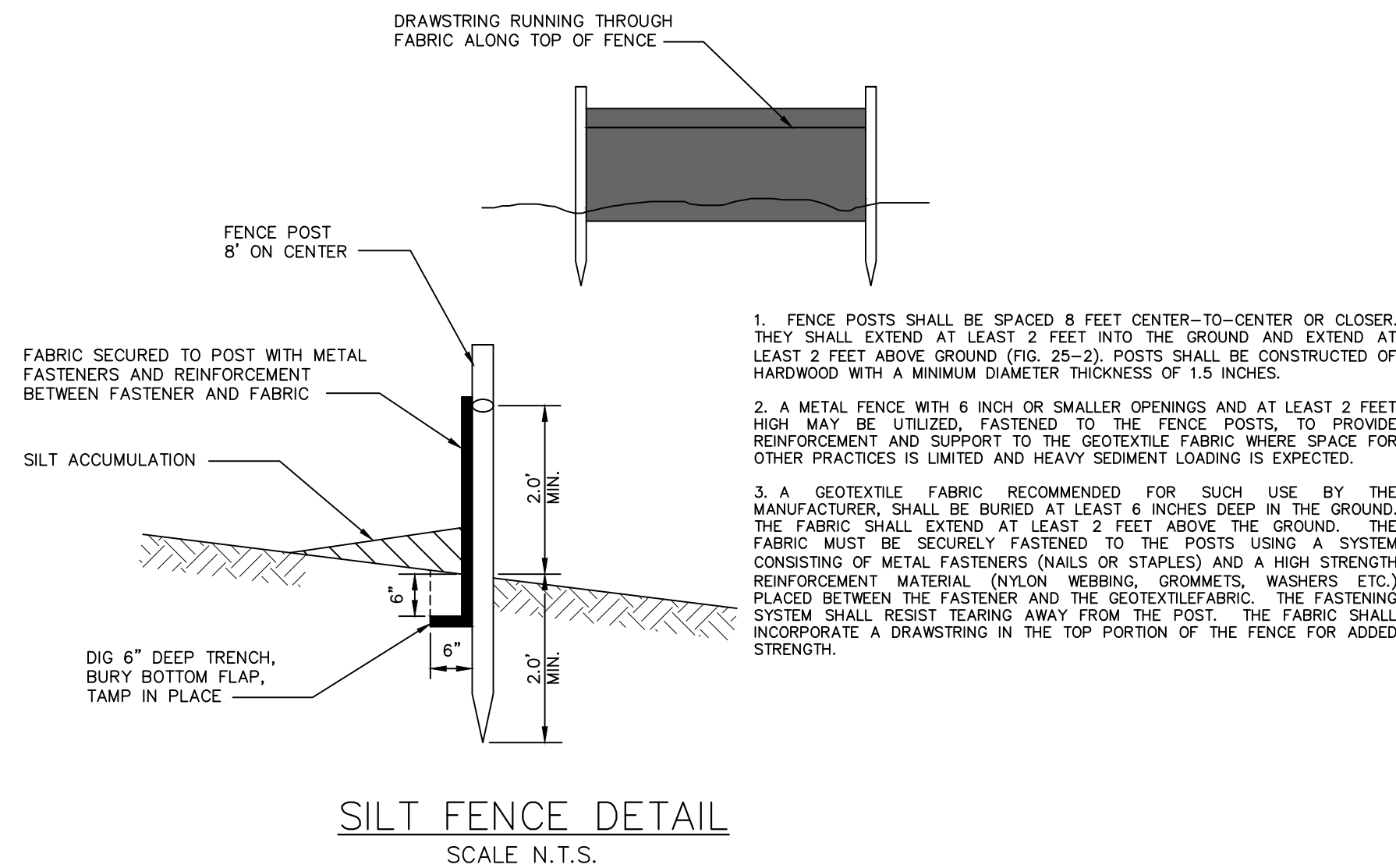
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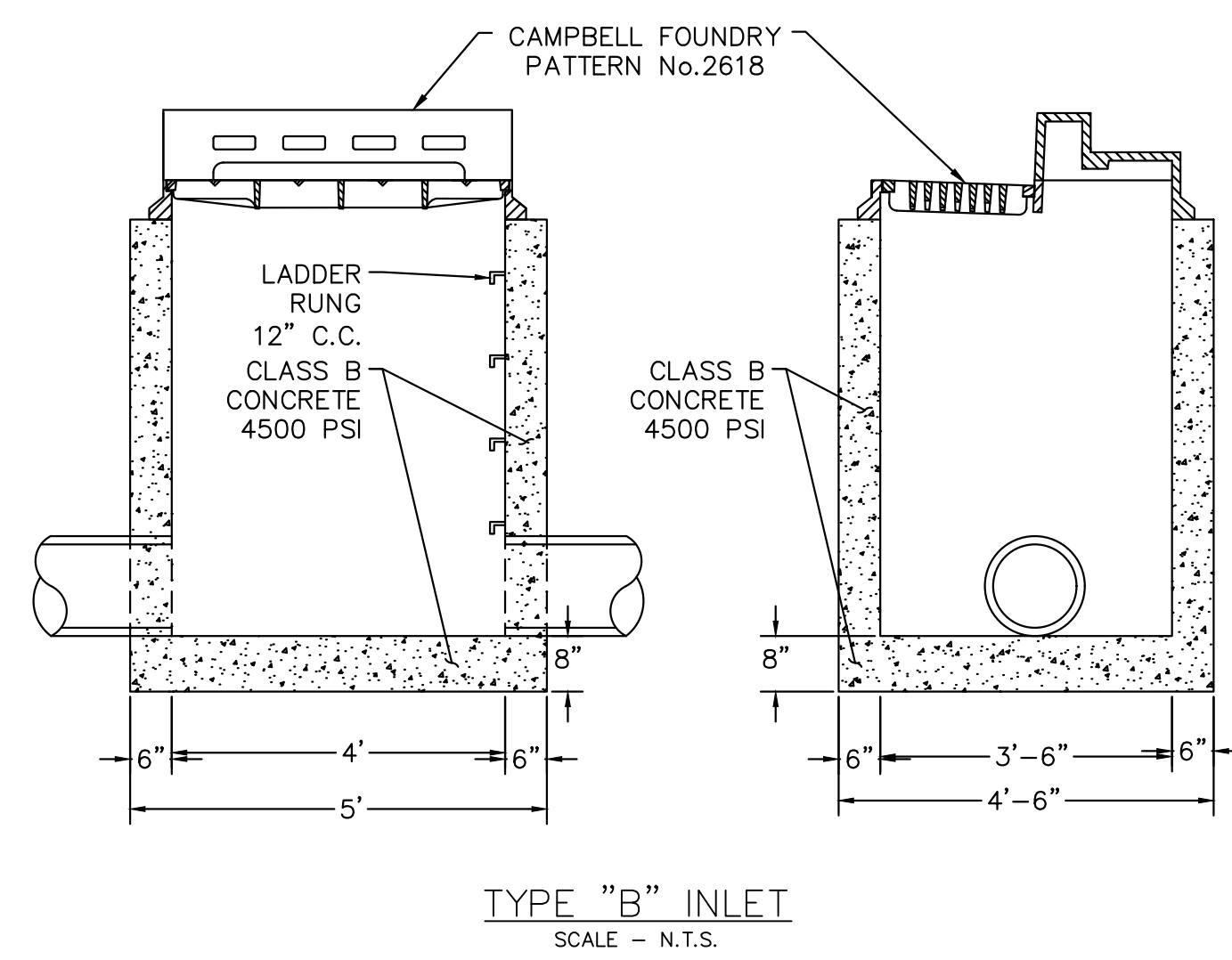
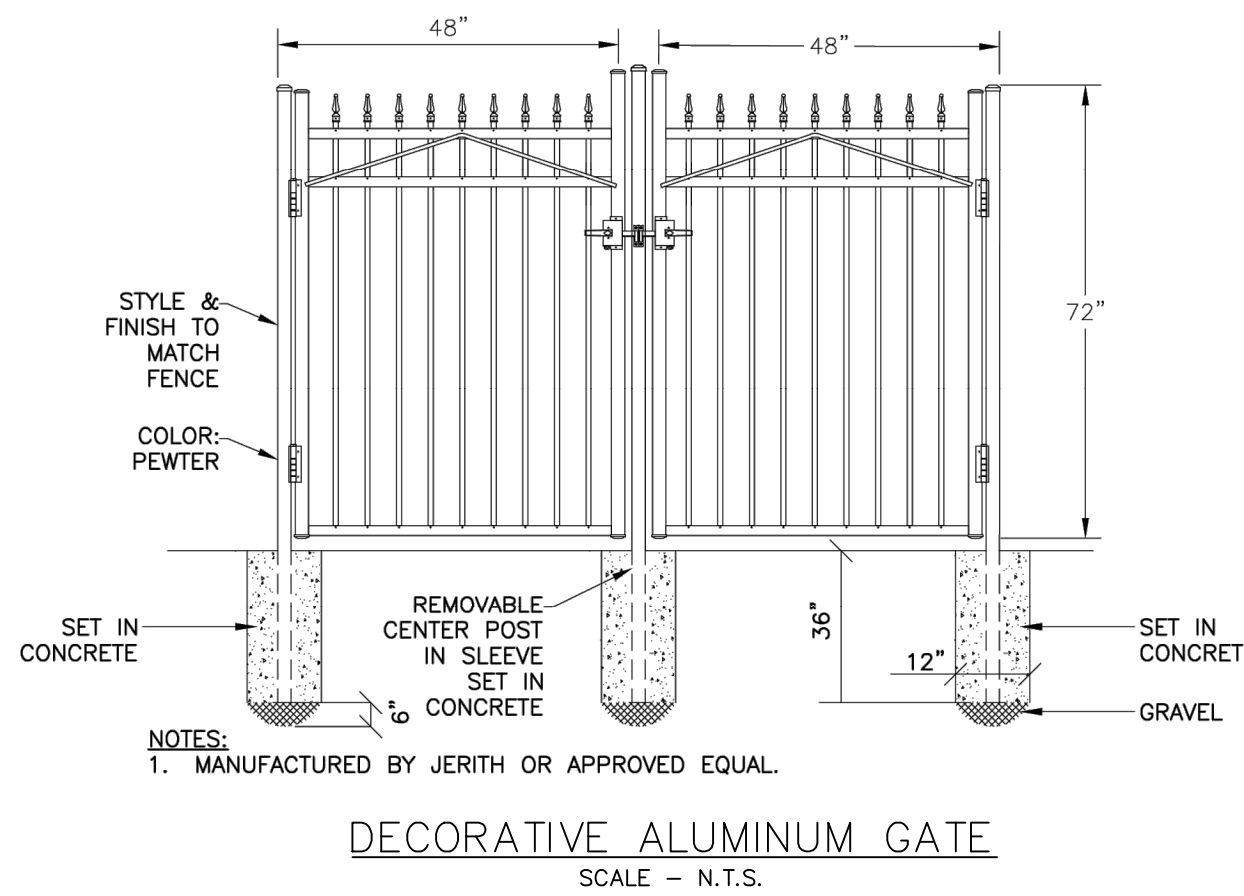
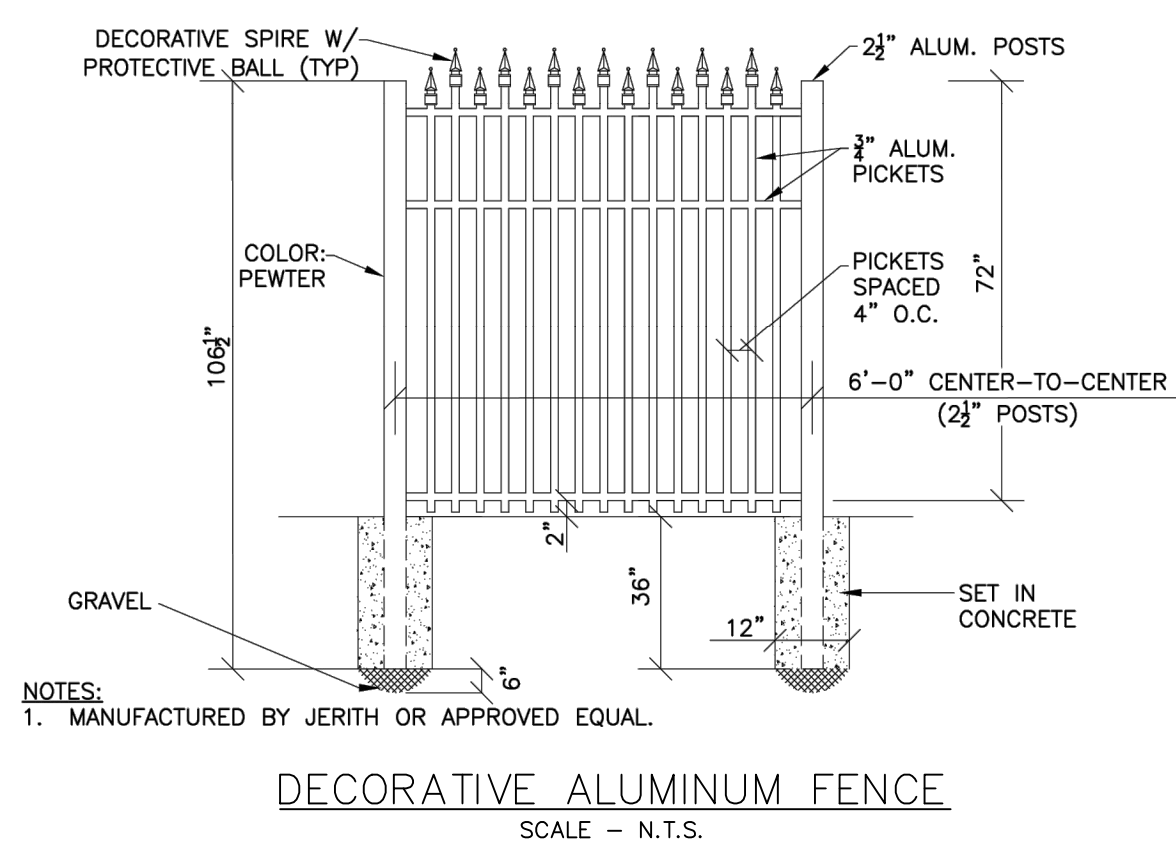
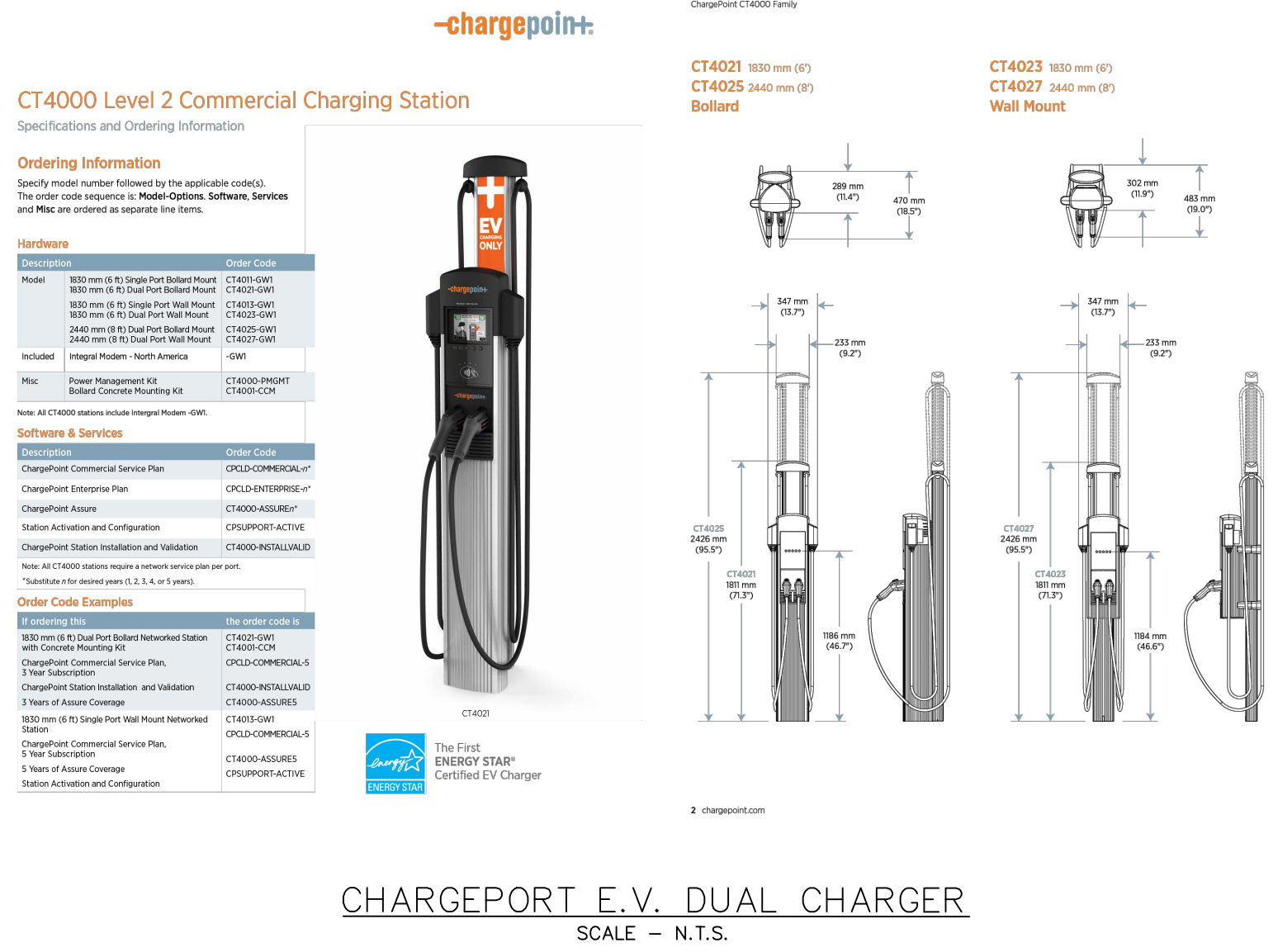
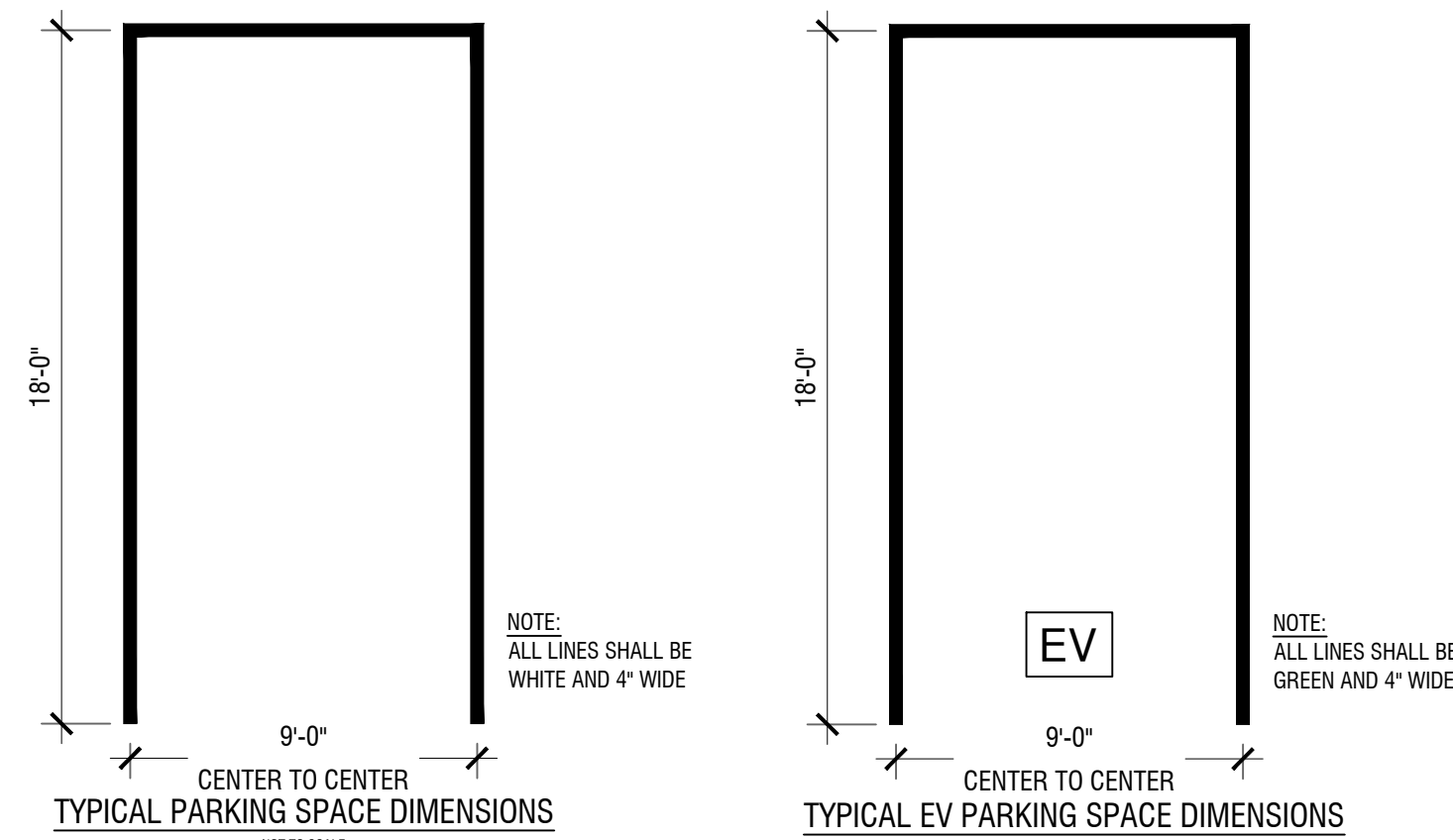
SP-8

- ALL SITE IMPROVEMENTS TO BE PERFORMED IN ACCORDANCE WITH NJDOT 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 (TOWNSHIP) 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.

- 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 AND A HORIZONTAL CLEARANCE OF 10 FEET 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 ANCHORING 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 CURB 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.

3. 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.

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J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/24/2025

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PREPARED FOR
CHIT CHAT DINER
410 EAGLE ROCK AVENUE
LOT 1.01, BLOCK 109
LOT 1.05, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

CONSTRUCTION
DETAILS

PROJECT #:	SHEET:
24-085	SP-10

