

1. TOWNSHIP ENGINEER MUST BE NOTIFIED ONE WEEK PRIOR TO THE START OF CONSTRUCTION OF ANY WATER LINES, SANITARY SEWERS, STORM SEWERS, CURBS, SIDEWALKS, PAVEMENT, GRADING, DETENTION BASINS, RETAINING WALLS OR OTHER UTILITIES.
2. CONSTRUCTION GRADE SHEETS (CUT SHEETS) MUST BE IN ACCORDANCE WITH THE APPROVED PLANS AND BE SUBMITTED TO THE TOWNSHIP ENGINEER'S OFFICE FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. AS BUILT DRAWINGS MUST BE SUBMITTED TO THE TOWNSHIP ENGINEER'S OFFICE FOR APPROVAL PRIOR TO ISSUANCE OF A LETTER OF COMPLETION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS.
4. THE STORM WATER MANAGEMENT REPORT & MAINTENANCE MANUAL FOR THIS PROJECT IS BEING SUBMITTED AS AN ADDITIONAL ANALYSIS AS PART OF THE MIXED-USE PROJECT AT BLOCK 154 06, LOTS 11 & 12 AT PLEASANT VALLEY WAY. PREPARED BY CASEY & KELLER, INC.

1. THE CONTRACTOR IS TO FOLLOW ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, SPECIFICATIONS, AND REQUIREMENTS FOR CONSTRUCTION PRACTICE AND SAFETY (INCLUDING OSHA REGULATIONS) AS THEY APPLY TO THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL REQUIRED INSURANCE COVERAGE.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN THE **NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019**, as amended.
3. THE UTILITY STRUCTURES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE BASED ON THE LOCATION OF SURFACE STRUCTURES VISIBLE ON THE DATE OF THE FIELD SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES AND RELATED STRUCTURES MAY VARY FROM THE SHOWN LOCATION. ANY OTHER BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED AND FIELD MARKED BY THE APPROPRIATE UTILITY AGENCY BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. ANY DEVIATION IN THE LOCATION OF THE UTILITIES/UNDERGROUND STRUCTURES FROM WHAT IS SHOWN ON THE PLANS MUST BE REPORTED TO THE SURVEYOR AND ENGINEER BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR IS TO USE THE NEW JERSEY "**CALL-BEFORE-YOU-DIG**" SYSTEM **1-800-4-A- Dig** (4364).
4. AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY WORK ON THE SITE, THE CONTRACTOR SHALL ARRANGE TO HAVE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEER AND OTHER APPROPRIATE MUNICIPAL OFFICIALS.
5. IF THE CONTRACTOR NEEDS TO CONSTRUCT TRENCHES, WORK IN UNDERGROUND CHAMBERS, AND SO FORTH, THE CONTRACTOR SHALL FOLLOW THE "CONFINED ENTRY" REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE OF NEW JERSEY.
6. THE CONTRACTOR IS TO HAVE COPIES OF THE APPROVED PLANS AND ALL PERMITS AND CERTIFICATIONS AT THE JOB SITE AT ALL TIMES.
7. EXISTING PAVEMENT, CURBS, STREET FURNITURE, AND OTHER BUILDING MATERIAL MAY BE RECLAIMED BY THE OWNER WHO WILL DIRECT THE CONTRACTOR TO EXTRACT, STORE, AND/OR DELIVER TO A LOCATION SELECTED BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY ITEMS SELECTED FOR RECLAMATION. FOR DEMOLITION MATERIALS NOT TO BE RECLAIMED BY THE OWNER, THE CONTRACTOR IS TO RECYCLE DEMOLITION DEBRIS AND CONSTRUCTION MATERIALS TO THE MAXIMUM EXTENT POSSIBLE.
8. DO NOT SCALE DISTANCES. USE DIMENSIONS SHOWN--IF THERE IS A QUESTION AS TO A DIMENSION CONSULT WITH THE DESIGN ARCHITECT OR ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WHAT IS SHOWN ON THE PLANS. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THE CONTRACTOR HAS DESIGN QUESTIONS OR DISCOVERS DISCREPANCIES IN THE PLANS AND PROCEEDS WITH CONSTRUCTION BEFORE THE ISSUES ARE RESOLVED. THE CONTRACTOR DOES SO AT HIS OR HER OWN RISK.

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE TO BE INSTALLED BEFORE BEGINNING DEMOLITION WORK.
2. ALL WORK WITHIN THE STATE RIGHT-OF-WAY TO MEET THE STANDARDS OF NJDOT.
3. TO OBTAIN NECESSARY STATE PERMITS BEFORE BEGINNING WORK IN STATE RIGHT-OF-WAY.
4. IF ANY UNDERGROUND STORAGE TANKS ARE ENCOUNTERED DURING DEMOLITION, THEY SHALL BE REMOVED AS PER LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
5. THE REMOVAL AND CAPPING OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY ENTITY.
6. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE TOWNSHIP ENGINEER'S OFFICE FOR APPROVAL PRIOR TO THE ISSUANCE OF THE CONSTRUCTION PERMIT AND IN ACCORDANCE WITH THE APPROVED PLANS.
7. ALL STRIPPING AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
8. A KNOCK BOX FOR THE PROPOSED BUILDING SHALL BE PROVIDED NEAR THE RESIDENTIAL ENTRANCE IN A LOCATION APPROVED BY THE TOWNSHIP FIRE OFFICIAL.
9. ALL FIRE LANES SHALL BE COORDINATED AND APPROVED BY THE TOWNSHIP FIRE OFFICIAL.

1. THESE NOTES ARE ONLY TO PRESENT GENERALIZED GUIDANCE IN THAT THE CONTRACTOR IS TO FOLLOW ALL JURISDICTIONAL PROCEDURES WITH REGARD TO CONSTRUCTION TECHNIQUES AND THE SAFETY OF THE GENERAL PUBLIC AND HIS OR HER PERSONNEL.
2. THE CONTRACTOR IS TO INSTALL SOIL EROSION AND SEDIMENT CONTROL FEATURES BEFORE BEGINNING THE DEMOLITION WORK AND IS TO MAINTAIN AND ADJUST THOSE FEATURES AS NECESSARY FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR IS ADVISED THAT THE OWNER MAY WISH TO SALVAGE EXISTING PAVEMENT STONES AND OTHER STREETSCAPE FEATURES AND THE CONTRACTOR SHOULD MINIMIZE DAMAGE AND BREAKAGE TO THESE ITEMS AS THEY ARE REMOVED.
4. THE CONTRACTOR SHALL FOLLOW ALL DEMOLITION OR CONSTRUCTION WORK.
5. THE CONTRACTOR IS TO FOLLOW ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS (INCLUDING OSHA) WITH REGARD TO SAFETY, WORK CONDITIONS, AND SO FORTH.
6. WHERE A PORTION OF CONCRETE SIDEWALK IS TO BE REMOVED IT SHALL BE SAW CUT STRAIGHT AND TRUE. CONCRETE RUBBLE IS NOT TO BE STORED ON-SITE AND SHOULD BE RECYCLED TO THE MAXIMUM EXTENT POSSIBLE.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE THE INADEQUATE SPILLOVER OF DEMOLITION AND CONSTRUCTION DEBRIS ONTO AREA ROADWAYS AND ADJACENT PROPERTIES. ANY SUCH SPILLOVER IS TO BE CLEANED UP IMMEDIATELY AND ANY DAMAGE TO OTHER PROPERTIES AND STRUCTURES IS TO BE REPAIRED IMMEDIATELY TO AN EQUAL OR BETTER CONDITION.
8. DUST GENERATION IS TO BE MINIMIZED--THE CONTRACTOR MAY USE WATER SPRAYERS, ENCLOSURES, FILTERS, OR OTHER APPROPRIATE MEANS TO CONTROL DUST AND DEBRIS. ADJACENT STRUCTURES AND FACILITIES THAT GET COATED WITH DUST AND DEBRIS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR IS TO MAINTAIN OPEN WALKWAYS AS MUCH AS PRACTICAL. HOWEVER, THE CONTRACTOR SHALL WORK WITH THE OWNER, TOWNSHIP ENGINEERING, PUBLIC WORKS, POLICE, AND FIRE DEPARTMENTS TO PROVIDE ALTERNATE PATHWAYS AND DETOURS AS MAY BE NECESSARY TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC AS DESCRIBED IN THE *TRAFFIC AND PEDESTRIAN SAFETY NOTES* FOUND ELSEWHERE ON THESE PLANS.
10. THE CONTRACTOR IS TO WORK WITH ALL UTILITY ENTITIES WITH REGARD TO PROTECTING, ADJUSTING, ELEVATING OR LOWERING VALVE COVERS, UTILITY ACCESS BOXES, MANHOLE CASTINGS, AND OTHER APPURTENANCES. IF NECESSARY TO TEMPORARILY SHUT OFF UTILITY SERVICE THE CONTRACTOR SHALL WORK CLOSELY WITH THE AFFECTED UTILITY COMPANY WITH REGARD TO PROPER PROCEDURES AND NOTIFICATION REQUIREMENTS. IF UTILITY SERVICE NEEDS TO BE SHUT OFF FOR AN EXTENDED TIME THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ALTERNATE SERVICE TO THE AFFECTED PARTIES.
11. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COMPLETELY SECURED AREA SIGNAGE TO BE PROTECTED FROM UNAUTHORIZED ENTRY. IF THE STAGE OF THE WORK NECESSITATES A COMPLETE CLOSING OF THAT PORTION OF THE SIDEWALK, THE CONTRACTOR SHALL PROVIDE COMPLETE SIGNAGE, BARRICADES, FLASHING LIGHTS, AND OTHER MEANS TO SAFELY DIRECT PEDESTRIANS AROUND THE WORK AREA.

1. **SPECIAL NOTE:** THE INTENT OF THE PROPOSED PROJECT IS TO REMOVE EXISTING SITE FEATURES AND TO BUILD NEW FACILITIES. THE PROPOSED WALKWAYS ARE TO BE CONSTRUCTED FOR THE USE OF THE PUBLIC ALONG PUBLIC STREETS AND FOR THE RECREATION OF THE INTERIOR OF THE PROJECT SITE. THE SITE WORK IS TO PROVIDE A LEVEL AND CONSISTENT WALKWAY SURFACE. ADDITIONAL WORK IS TO PROVIDE NEW RETAINING WALLS, IMPROVED HANDICAPPED PARKING FACILITIES, AND RELATED SITE FEATURES.
2. AFTER THE EXISTING SIDEWALK, PAVEMENT BLOCK AREAS, LAWNS, STRUCTURES, AND OTHER AREAS ARE REMOVED, THE UNDERLYING SUB-BASE SHALL BE EXAMINED FOR SOFT AREAS, DEBRIS, ORGANIC MATERIAL, AND OTHER POTENTIAL PROBLEMS. ALL SUCH AREAS SHALL BE REPAIRED TO MEET MINIMUM PAVEMENT QUALITY.
3. ALL SUB-BASE AREAS UNDER THE PROPOSED SIDEWALK AND PAVEMENT STONE AREAS ARE TO BE COMPACTED TO A DENSITY OF 98% STANDARD PROCTOR DENSITY AS PER ASTM D698. CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PROVIDING TESTS OF COMPACTION APPROXIMATELY EVERY 200 FEET AND AT RANDOM LOCATIONS CHOSEN BY THE OWNER OR OWNER'S REPRESENTATIVE. STRUCTURAL BUILDING AREAS ARE TO BE COMPACTED AND PREPARED AS PER ARCHITECTURAL REQUIREMENTS.
4. SIDEWALKS ARE TO BE A MINIMUM PAVEMENT THICKNESS OF 4 INCHES THICK THROUGHOUT, EXCEPT AT DRIVEWAYS WHERE IT SHALL BE A MINIMUM OF SIX (6) INCHES WITH A 6- $\frac{1}{2}$ "-W-2X22 3" WELDED IRON REINFORCEMENT.
5. ALL WALKWAYS ARE TO HAVE A CROSS-SLOPE OF 1/4 INCH PER FOOT TOWARD THE CURBSIDE UNLESS GRADING INFORMATION ON THE PLANS OR THE CONTRACTOR IS DIRECTED TO DO OTHERWISE.
6. CONCRETE AND PAVEMENT STONE WALKWAYS ARE TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS. DISCOLORED WALKWAYS OR CRACKING OR WEAR OF WALKWAYS SHALL BE REMOVED AND REPLACED WITH UNBLEMISHED, SOUND CONCRETE AND/OR PAVEMENT STONES. PATTERNED, STAMPED CONCRETE AND RETAINING WALLS ARE LIKEWISE TO BE OF NEW, UNDamaged MATERIAL.

1. CONTRACTOR TO USE JERSEY TYPE CONCRETE BARRICADES, WOODEN/PLASTIC SAFETY BARRICADES, SAFETY BARRELS, WARNING LIGHTS, TRAFFIC CONES, APPROPRIATE SIGNAGE, FLAG-PERSONS, AND OTHER NECESSARY MEANS TO PROVIDE A SECURE WORK AREA. CONTRACTOR TO CONSTRUCT AND MAINTAIN THIS SAFETY AREA.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN THE **MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES**, CURRENT EDITION AND **THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2019**, AS AMENDED.
3. THE SAFETY CORRIDOR IS TO BE INSPECTED DAILY AND MISALIGNED SAFETY DEVICES ARE TO BE REPOSITIONED, REPAIRED, MODIFIED, REPLACED, OR REPLACED AS NEEDED.
4. OPENING IN THE BARRIERS ARE TO BE PROVIDED AT ALL CROSSWALKS AND STREET INTERSECTIONS AS APPROPRIATE.
5. OPEN ACCESS IS TO BE MAINTAINED AT ALL TIMES TO FIRE HYDRANTS, THE LOCATIONS OF WHICH SHALL BE MARKED WITH FLAGGING AND/OR SIGNS. OTHER UTILITIES (VALVES, CONTROL BOXES, SHUT-OFFS, ET AL.) SHALL LIKEWISE BE MARKED.
6. CONTRACTOR SHALL ENDEAVOR TO COMPLETE ALL WORK IN RIGHT-OF-WAY AREAS AS QUICKLY AND EXPEDIENTLY AS SAFETY AND PROTECTION ALWAYS ALLOW. AS THE ROADWAY IS RESTORED TO FULL CONSTRUCTION PERMITS, THE CONTRACTOR SHALL RESTORE THE SIDEWALK AREA INCLUDING CURB, PAVEMENT, AND ANY OTHER DISTURBED AREAS TO THEIR FINAL CONDITION AND IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, AND STATE CODES AND REQUIREMENTS. THE TEMPORARY WALKWAY IS THEN TO BE COMPLETELY REMOVED AND THE NEW SIDEWALK AREA MAINTAINED IN A SAFE AND WALKABLE CONDITION.
7. DURING CONSTRUCTION OF UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY CONTRACTOR SHALL PLACE TRAFFIC CONTROL CONES AND BARRICADES AT THE BEGINNING AND END OF THE WORK DAY. WHEN ARE TO BE REMOVED AT THE END OF EACH WORK DAY. ALL EXCAVATIONS SHALL EITHER BE BACKFILLED AND COMPACTED FLUSH TO THE PAVEMENT SURFACE OR SHALL BE COVERED WITH TRAFFIC BEARING METAL PLATES MEETING NJ D.O.T. REQUIREMENTS AND THE APPROPRIATE "CAUTION" SIGNS ERECTED.
8. FOR ALL UTILITY WORK THAT MAY DISRUPT TRAFFIC, CONTRACTOR IS TO
9. CONTACT THE LOCAL TRAFFIC SAFETY OFFICER OR EQUIVALENT FOR CONSTRUCTION ON PROVIDING FLAGGERS OR TO ARRANGE TO HAVE THE POLICE TRAFFIC SAFETY OFFICER AT THE SITE.
10. THE POLICE DEPARTMENT IS TO BE NOTIFIED A MINIMUM OF 96 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN THE SURROUNDING ROADWAYS.

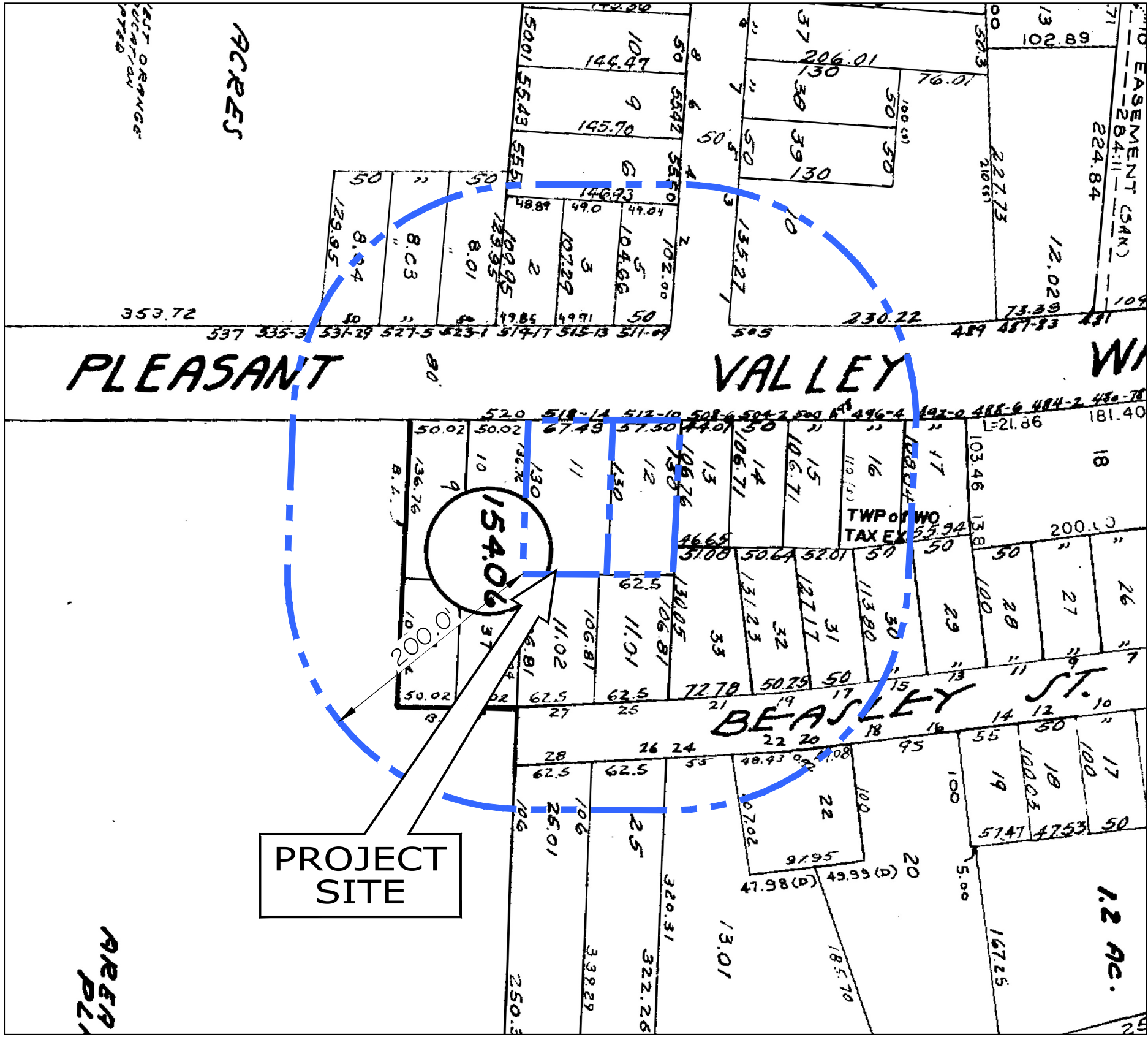
PARKING REQUIREMENTS:

OFFICE:
1 PER 250 SF OF GROSS FLOOR AREA= 4,666/250 = **19 SPACES REQUIRED**

APARTMENTS:
2 SPACES PER 2 BR APARTMENT= 3 APARTMENTS = **6 SPACES REQUIRED**

2 ELECTRIC VEHICLE PARKING SPACE PROVIDED = 2 SPACE CREDIT

TOTAL PARKING SPACES REQUIRED: 23 SPACES
TOTAL PARKING SPACES PROVIDED: 21 SPACES (V)

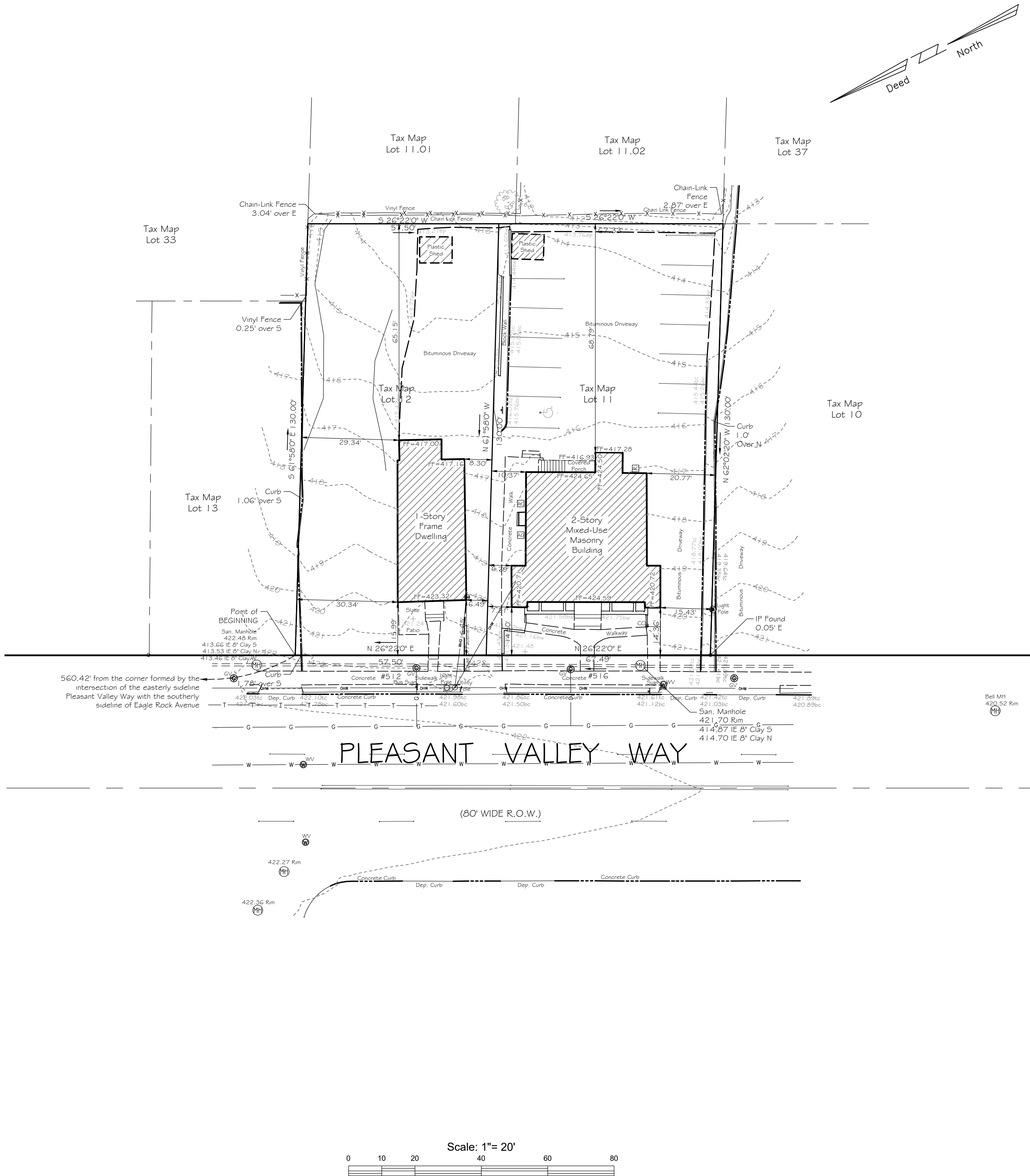


TOWNSHIP OF WEST ORANGE
TAX MAPS
1"= 100'

TELEPHONE
VERIZON COMMUNICATIONS
540 BROAD STREET
NEWARK, NJ 07101



REVISIONS					N/A	MTL	TF
					REFERENCE	CHK BY	
					DESC.	CAD	DWG NO.
					MAP NO.	FIELD BOOK	2
1	Revised per Township Comments	12-12-25	2	Revised per SPRAB Comments	02-13-26	1240815 JON N	AS-SHOWN SCALE



LEGEND	
EXISTING	
+14.45	Spot Elevation
ASQ	Contour
Manhole	Manhole
Inlet	Inlet
Light Pole	Light Pole
Utility Pole	Utility Pole
Curb	Curb
Walls	Walls
Fence	Fence
Edge of Pavement	Edge of Pavement
Gas Valve	Gas Valve
Water Valve	Water Valve
Electric Meter	Electric Meter
Clean Out	Clean Out
Sign	Sign
Hydrant	Hydrant
Concrete Walk	Concrete Walk
Electric Connection	Electric Connection
Sanitary Sewer Connection	Sanitary Sewer Connection
Gas Connection	Gas Connection
Water Connection	Water Connection
Overhead Wires	Overhead Wires
Tree	Tree

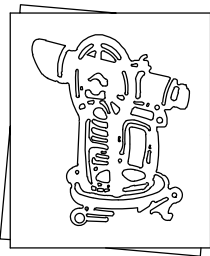
OWNER / APPLICANT:
127 MITCHELL STREET, LLC
516 PLEASANT VALLEY WAY
WEST ORANGE, NJ, 07052

TITLE & TOPOGRAPHIC
SURVEY

512-516 PLEASANT VALLEY WAY
TAX LOTS 11 & 12, BLOCK 154.06

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 245427985400

LICENSED PROFESSIONAL

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax: 973-379-7993

MICHAEL T. LANZAFAMA

Michael Lanzafama
New Jersey Professional Engineer License No. 30084
New Jersey Professional Planner No. 00003

DATE 07-17-2025

- NOTES
- PO BEING LOTS 11 & 12, IN BLOCK 154.06, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS.
 - LOT AREA: TAX LOT 11 = 8,770 SF OR 0.201 AC.
TAX LOT 12 = 7,472 SF OR 0.172 AC.
TOTAL = 16,242 SF OR 0.373 AC.
 - ELEVATIONS SHOWN HEREON ARE BASED UPON n.a. vld. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATIC GPS.
 - UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE ON THE DATE OF FIELD SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS SUCH THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 15:45-5.1(i).
 - DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

This Survey Is Certified To:
127 MITCHELL ST LLC

REVISIONS

REFERENCE	DESC.	MAP NO.	JOB NO.
1	Reissued without Revision	12-12-25	2
2	Revised per SPRAB Comments	02-13-26	

TF

CHK. BY

DWG. NO.

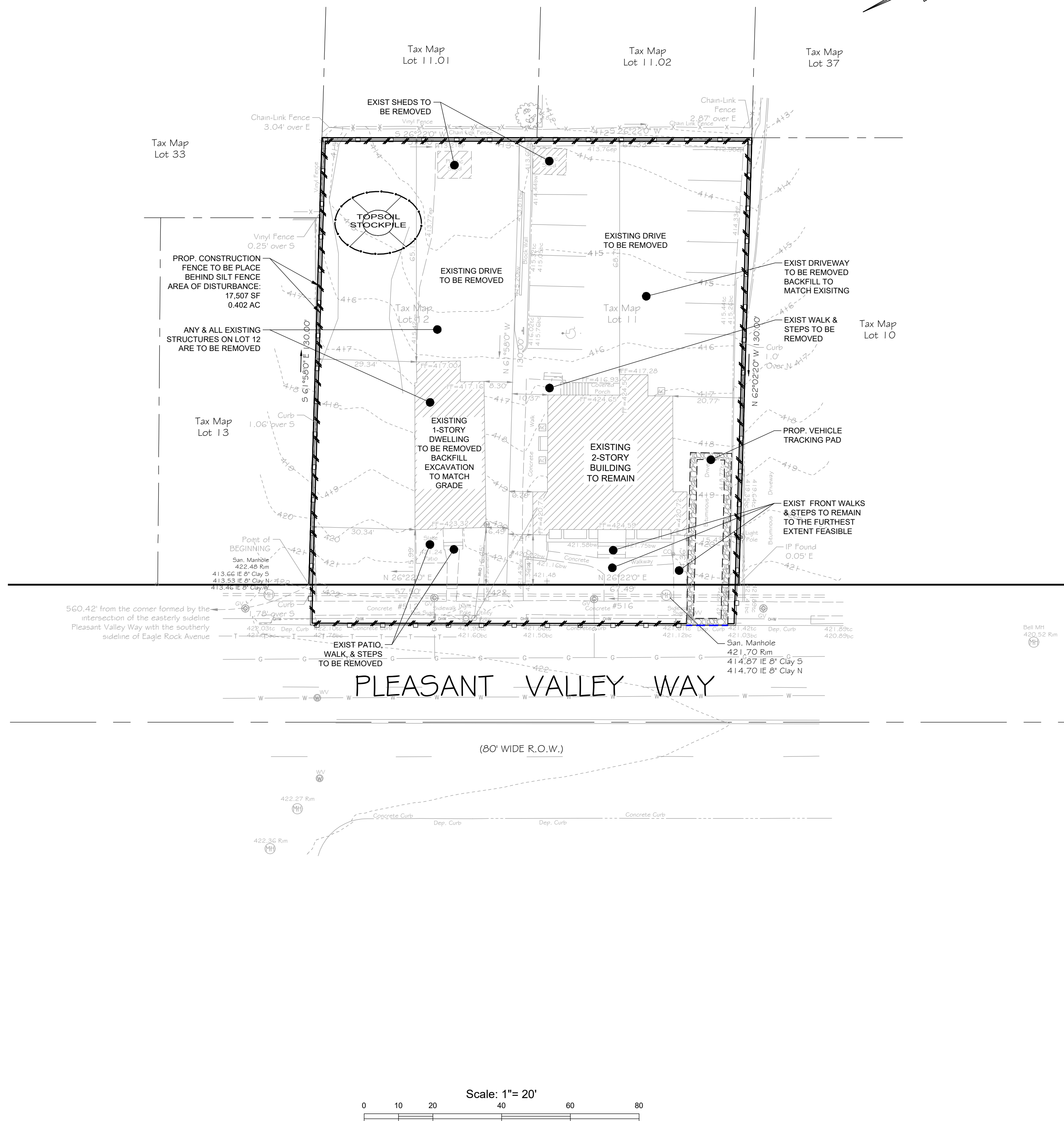
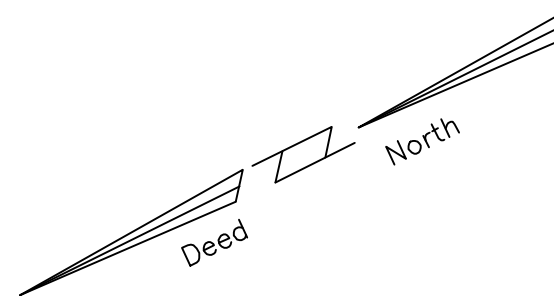
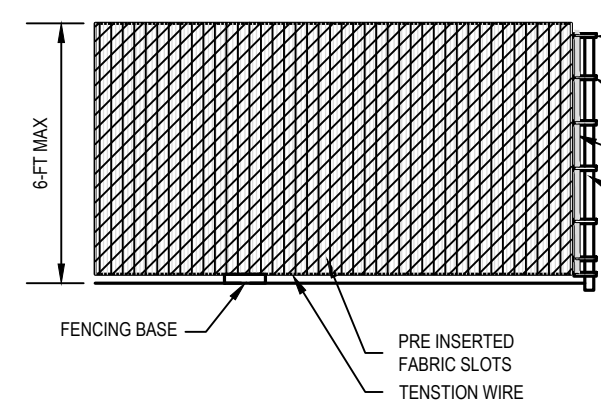
3

1240815

1" = 20'

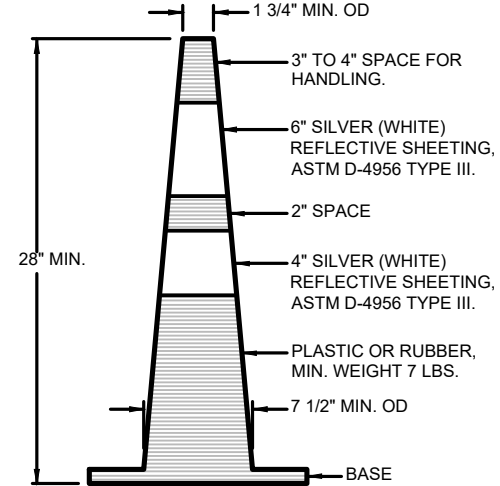
SCALE

R9-11 L OR R
24" x 18"

[illegible]

CONSTRUCTION FENCE WITH SCREENING DETAIL

NOTE:
CONSTRUCTION FENCE TO BE INSTALLED ON THE
PROPERTY/LIMIT OF WORK LINE. SEDIMENT CONTROL FENCE
WILL BE INSTALLED INSIDE THE CONSTRUCTION FENCE



TRAFFIC CONES SHALL BE PREDOMINATELY ORANGE IN COLOR.

MINOR MANUFACTURER'S VARIATIONS MAY BE
ACCEPTABLE UPON APPROVAL OF THE ENGINEER.

TRAFFIC CONES

N.T.S.

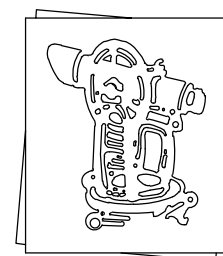
OWNER / APPLICANT:
127 MITCHELL STREET, LLC
516 PLEASANT VALLEY WAY
WEST ORANGE, NJ, 07052

DEMOLITION & SOIL EROSION & SEDIMENT CONTROL PLAN

512-516 PLEASANT VALLEY WAY
TAX LOTS 11 & 12, BLOCK 154.06

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

C A S E Y &



K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 24GA27985400

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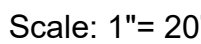
MICHAEL T. LANZAFAMA

Michael Longfellow DATE 07-17-202
New Jersey Professional Engineer/Land Surveyor No. 30084
New Jersey Professional Planner No. 03503

DATE 07-17-202

30084

REVISIONS					N/A REFERENCE	MTL CHK. BY	TF DRAWN BY
					DESC. MAP NO.	CAD FIELD BOOK	DWG. NO.
1	Reissued without Revision	12-12-25	2	Revised per SPRAB Comments	02-13-26	1240815 JOB NO.	4
						SCALE = 20' 1" = 20'	



SURVEY NOTES

1. PO BINGE LOTS 11 & 12, IN BLOCK 15406, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS.
2. LOT AREA, TAX LOT 11 = 6,792.57 SQ. FT. OR 0.21 AC.
TAX LOT 12 = 7,472.57 SQ. FT. OR 0.21 AC.
TOTAL = 14,265.14 SQ. FT. OR 0.323 AC.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON n.s.v.d. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATIC GPS.
4. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITY LOCATIONS AND DEPTHS OF FIELD SURVEY SHOWN HEREON, ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE RECHECKED BY FIELD SURVEY MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT SUBJECT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE SHOWN ON THE DATE OF FIELD SURVEY. FIELD SURVEY MARKED BY APPROPRIATE RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS. THE USER OF THESE FACTS SHOULD TAKE AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. A WRITTEN WAIVER AND DIRECTIONS NOT TO SET CORNER MARKS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, c. 14 (N.J.S.A. 45:6-36.3) AND N.J.A.C. 17:27-9.1.
7. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY THAT IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

REVISIONS					
1	Revised per Township Comments	12-12-25	2	Revised per SPRAB Comments	02-13-26

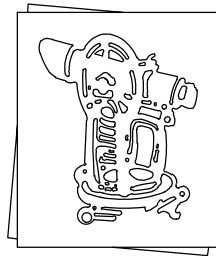
OWNER / APPLICANT:
127 MITCHELL STREET, LLC
516 PLEASANT VALLEY WAY
WEST ORANGE, NJ, 07052

GRADING, DRAINAGE, SOIL EROSION & SEDIMENT CONTROL PLAN

512-516 PLEASANT VALLEY WAY
TAX LOTS 11 & 12, BLOCK 154.06

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

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LICENSED PROFESSIONAL

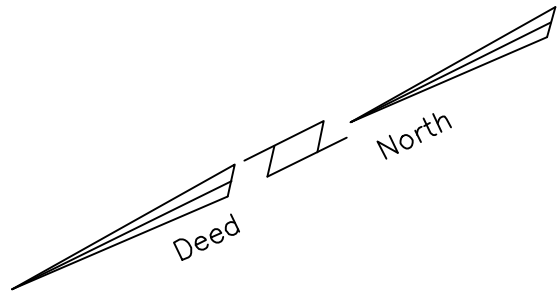
CIVIL ENGINEERS
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MICHAEL T. LANZAFAMA

Michael Lanza DATE 07-17-2025
New Jersey Professional Engineer/Land Surveyor No. 30084
New Jersey Professional Planner No. 03503

N/A REFERENCE	MTL CHK. BY	TF DRAWN BY
DESC. MAP NO.	CAD FIELD BOOK	DWG. NO.
1240815 JOB NO.	1" = 20' SCALE	6



1. MULCH ALL TREE PITS, PLANT BEDS, AND GROUNDCOVER AREAS WITH A 3" DEPTH OF SHREDDED HARDWOOD MULCH. DO NOT PLACE MULCH WITHIN 6" OF THE TREE TRUNK.
2. THIS DRAWING TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO CASEY AND KELLER SITE PLAN DRAWINGS FOR MORE INFORMATION.
3. PLANTING LOCATIONS SHALL BE ADJUSTED IN THE FIELD AS REQUIRED TO AVOID CONFLICTS WITH AS-BUILT (OR EXISTING) UTILITIES AND EXISTING VEGETATION.
4. ALL TREES SHALL BE HIGH BRANCHED TO KEEP SIGHT LINES OPEN. NO PERENNIAL OR SHRUB PLANTING IN THE SIGHT TRIANGLE SHALL EXCEED 2' IN HEIGHT. ALL PLANTINGS SHALL BE MAINTAINED IN PERPETUITY TO KEEP SIGHT LINES OPEN.

Scale: 1" = 20'

0 10 20 40 60 80



WDGE LED Family Overview

Ordering Information **EXAMPLE:** WDG2 LED P3 40K 80CRI T3M MVOLT SRM D08X

Output	Input

LITHONIA WORLDWIDE SPECIALTY LUMBER 1 AcuityWoods • Decatur, GA 30030 • Phone: 1-800-395-5232 / 773.381.1000 • www.lithonia.com **W0003**

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1. ALL FOOTCANDLE POINTS SHOWN ARE MAINTAINED VALUES.
2. ALL LIGHTS AND POLES TO BE BLACK.
3. ALL LIGHTS ARE DIRECTED DOWNWARD WITH RECESSED DIRECTIONAL LIGHT SOURCES TO MITIGATE DIRECT VISIBILITY OF THE LIGHT SOURCE FROM OFFSITE.
4. ALL EXTERIOR LIGHTS SHALL BE ON A TIMER AND SHALL BE DIMMED TO 50% AT 9:00 PM.
5. THIS DRAWING IS TO BE USED FOR LIGHTING PURPOSES ONLY. REFER TO CASEY AND KELLER SITE PLAN DRAWING FOR ADDITIONAL INFORMATION.
6. LIGHTING LOCATIONS SHALL BE ADJUSTED IN THE FIELD AS REQUIRED TO AVOID CONFLICTS WITH AS-BUILT (OR EXISTING) UTILITIES, EXISTING VEGETATION, ETC.
7. ARCHITECTURAL AND ACCENT LIGHTING SHALL BE OFF BETWEEN 11:00PM & 5:00 AM.

Legend

	Proposed Deciduous Tree
	Proposed Evergreen Hedge
	Proposed Perennial Mass
	Proposed Lawn
	Proposed Wall Mounted Light
	Proposed Light Post



Items marked by a shaded background qualify for the Design Select program and ship in 15

P1	P5	30K	3000K	7000	800	72.6	Type 1 base plate	HW317	(1477-4000)A	SFA	'Square plate mounting (30 drilling, 1.5" min. 32 psi)	
P2	P6	40K	4000K	7000	TIS	Type 1 short	72W	Type 1 wide	XX047	(1779-4000)A	80A	Round plate mounting (32)

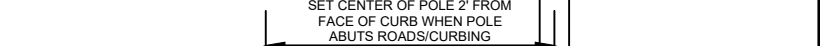
Age Group	Percentage
18-24	10%
25-34	15%
35-44	20%
45-54	25%
55-64	30%
65-74	35%
75-84	40%
85+	45%

LITHONIA LIGHTING 1 Acuity Way • Decatur, Georgia 30025 • Phone: 1-800-395-5244 (TX18) • www.lithonia.com
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COMMERCIAL OUTDOOR



_____g Heiß



Lithonia DSX Series

Not To Scale



PLANTING NOTES:

1. Crown Of Root Ball Shall Bear Same Relation (Or Slightly Above) To Finish Grade As It Bore To Previous Grade.
2. Do Not Damage Main Roots Or Root Ball When Installing Tree Support Posts.
3. Remove Guying And Posts At End Of Guarantee Period.



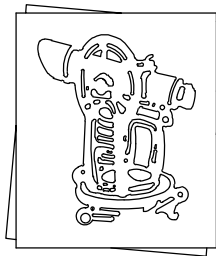
REVISIONS					
1	Revised per Township Comments	12-12-25	2	Revised per SPRAD Comments	02-13-26

OWNER / APPLICANT:
127 MITCHELL STREET, LLC
516 PLEASANT VALLEY WAY
WEST ORANGE, NJ, 07052

512-516 PLEASANT VALLEY WAY
TAX LOTS 11 & 12, BLOCK 154.06

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

C A S E Y &



KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

~~BRIAN S. CONWAY~~

DATE 07-17-20
AS00661

N/A REFERENCE	MTL CHK. BY	TF DRAWN BY
DESC. MAP NO.	CAD FIELD BOOK	DWG. NO. 7
1240815 JOB NO.	1" = 20' SCALE	

