

SCALE: 1"=100'

SCALE: 1"=400'

PRELIMINARY AND FINAL SITE PLAN MULTI-FAMILY HOUSING DEVELOPMENT

2936 VAUXHALL ROAD

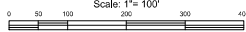
TAX LOT 15.01, BLOCK 4703

TOWNSHIP OF UNION, UNION COUNTY, NEW JERSEY



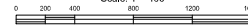
2023 AERIAL PHOTO

Scale: 1"=100'



VICINITY MAP

Scale: 1"=400'



OWNERS / APPLICANT:
2936 VAUXHALL ROAD ASSOC. LLC
P.O. BOX 37
LIBERTY CORNER, NJ 07938
TELE: 908-687-4400

AREA MAP

2936 VAUXHALL ROAD
TAX LOT 15.01, BLOCK 4703

TOWNSHIP OF UNION
UNION COUNTY, NJ

CASEY &



KELLER
INCORPORATED
NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 2642-00000

LICENSED PROFESSIONAL
**CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS**

258 Main Street, PO Box 191
Milburn, New Jersey 07041
973-376-2268 fax 973-376-1993

MICHAEL T. LANZAFAMA

(Signature)
Professional Engineer No. 12452
Professional Land Surveyor No. 3336
Professional Planner No. 12452

DWG. NO.	DRAWING TITLE
1	AREA MAP
2	GENERAL NOTES/ZONING INFORMATION & AREA MAP
3	BOUNDARY & TOPOGRAPHIC SURVEY
4	LAYOUT AND DIMENSIONING PLAN
5	GRADING, DRAINAGE, UTILITY PLAN & PROFILES
6	SOIL EROSION CONTROL PLAN
7	LIGHTING PLAN
8	LANDSCAPE PLAN
9-11	CONSTRUCTION DETAILS

SURVEY REFERENCE NOTES:
1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION IS DERIVED FROM AN AREA MAP
ENTERED TOGETHER AND TOGETHER RECORDED IN UNION COUNTY, TAX LOT 15.01, BLOCK
4703, TOWNSHIP OF UNION, UNION COUNTY, DATUM: NAD83, PREPARED BY CASEY & KELLER, INC.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

THE FOLLOWING APPROVALS ARE REQUIRED:

- SOMERSET/UNION SCD CERTIFICATION
- UNION COUNTY PLANNING BOARD
- TOWNSHIP OF UNION
 - SITE PLAN APPROVAL
 - VARIANCE APPROVAL
 - BUILDING PERMIT
- NUDEP Simplified Water Extension

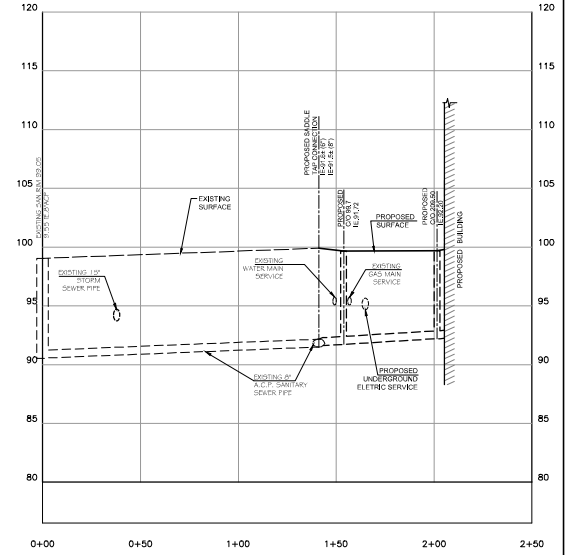
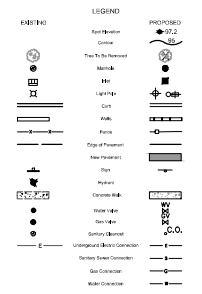
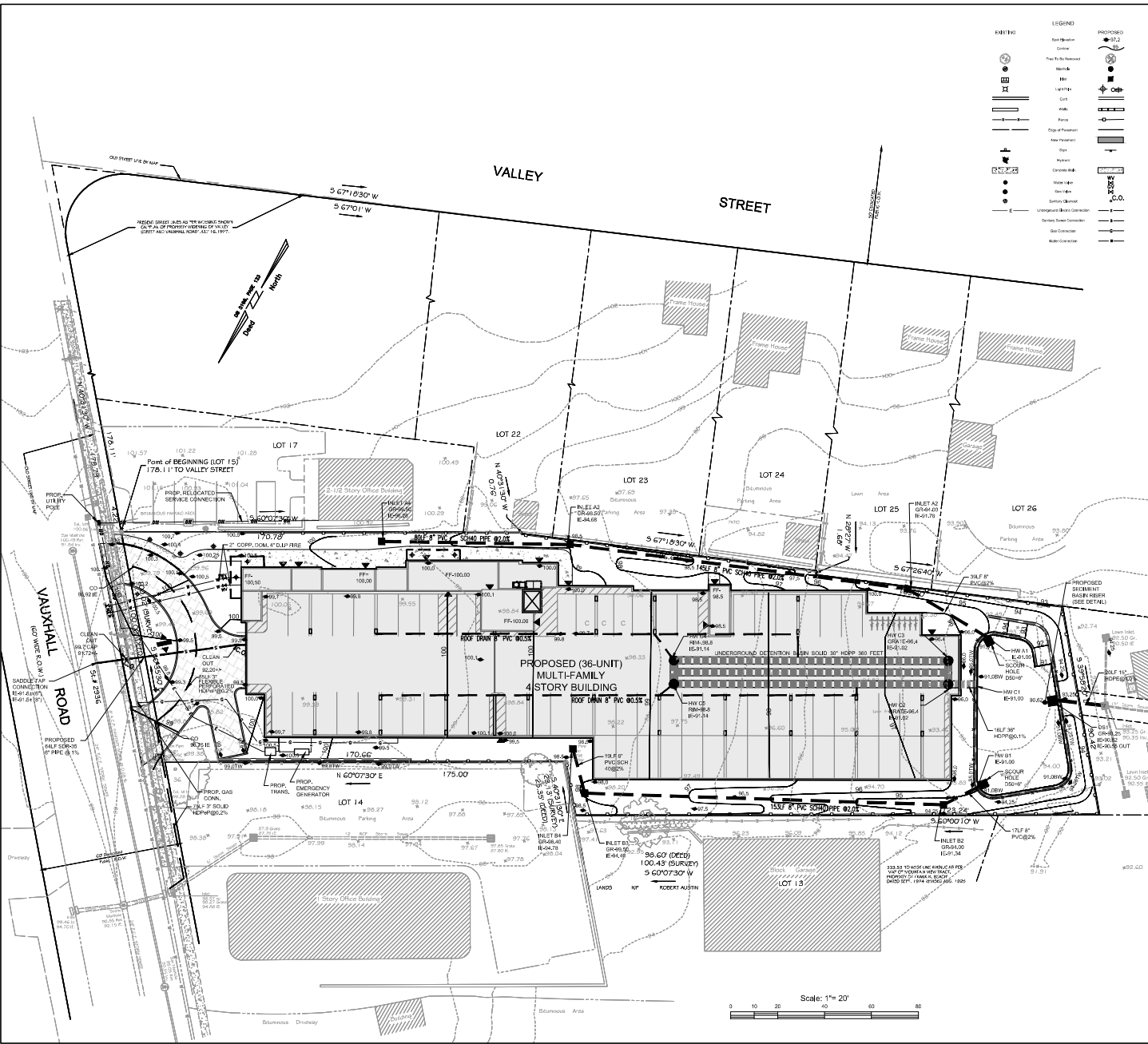
ZONING BOARD APPROVALS

THIS SITE PLAN IS HEREBY APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF UNION, UNION COUNTY, NEW JERSEY.

DATE	SECRETARY
DATE	CHIEF ENGINEER
DATE	TOWNSHIP ENGINEER

10/02/2023	12/08/2023	MFL	AP
09/28/2023	09/28/2023	JMK	CDR/PLN
09/28/2023	09/28/2023	JMK	1
12/08/2023	AS SHOWN		
09/28/2023			

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND DECIMALS THEREOF.
 ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR STREET.
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SANITARY SEWER PROFILE
 Scale: 1" = 5'
 Horizontal Scale: 1" = 30'

GRADING, DRAINAGE, UTILITY PLAN & PROFILES

2938 VALUHXHALL ROAD
 TAX LOT 15.01, BLOCK 4703

TOWNSHIP OF UNION
 UNION COUNTY, NJ

CASEY &



KELLER INCORPORATED
 NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 264976600

LICENSED PROFESSIONAL CIVIL ENGINEERS LAND SURVEYORS PLANNERS

258 Main Street, PO Box 191
 Milburn, New Jersey 07041
 973.776.2280 fax 973.275-7993

MICHAEL T. LANZAFAMA

AVERAGE GRADE CALCULATION
 Measured at building foundation

AVERAGE GRADE	97.75
FF	100.00
FF TO AVG GRADE	2.25
FF-RIDGE	47.17
BUILDING HEIGHT	49.42 FEET

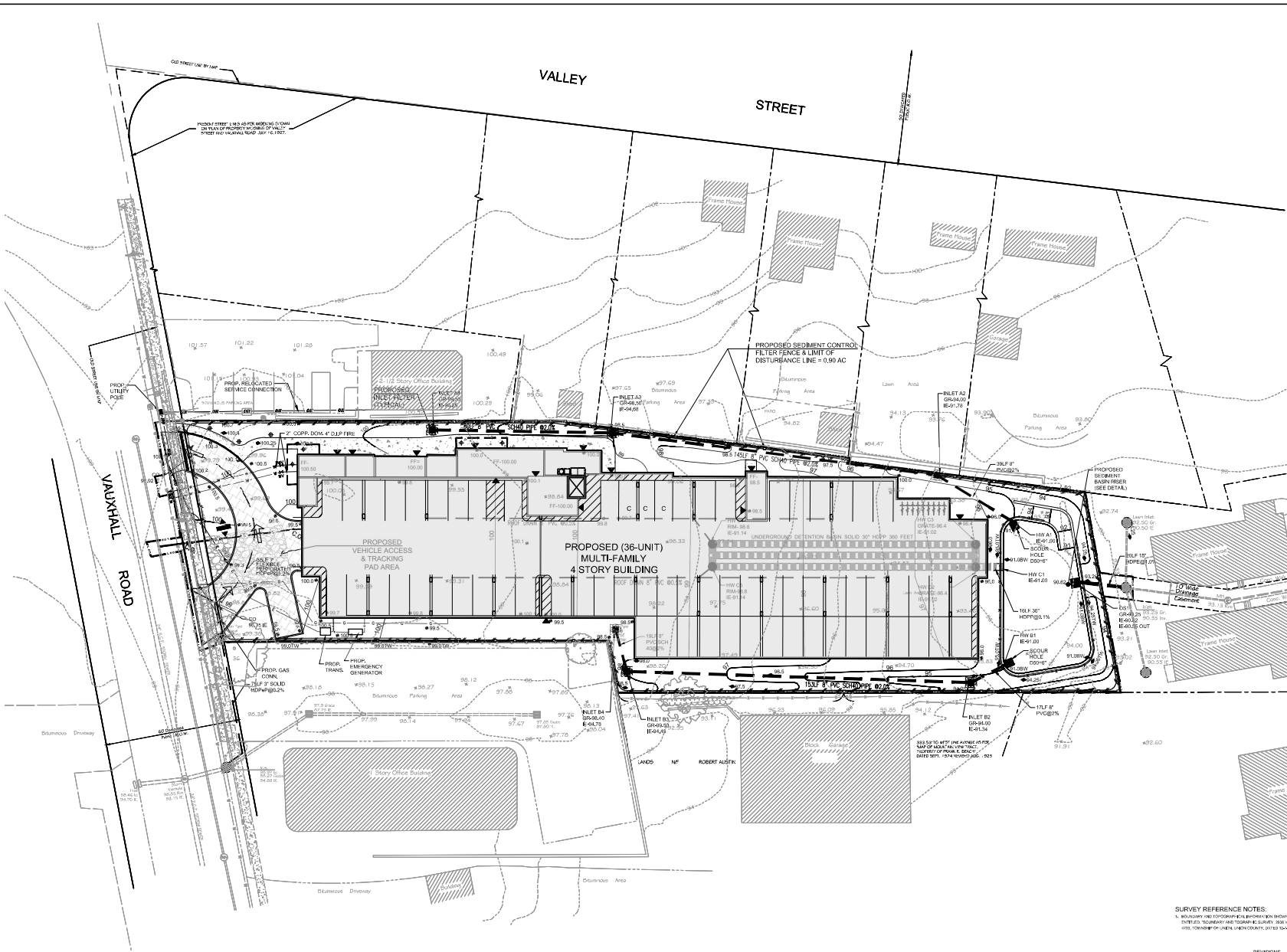
SURVEY REFERENCE NOTES:
 1. ALL UTILITIES AND ELEVATIONS ARE TO BE CHECKED FOR BEFORE BEGINNING CONSTRUCTION.
 2. ALL DISTANCES TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR STREET.
 3. ALL DISTANCES TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR STREET.
 4. ALL DISTANCES TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR STREET.

Scale: 1" = 20'

REVISIONS			
NO.	DATE	BY	DESCRIPTION
010001	1/28/2020	MTL	AS
020001	02/04/2020	MTL	CHANGED
030001	02/04/2020	MTL	FIELD BOOK
040001	02/04/2020	MTL	5

PROJECT: 2936 VAUXHALL ROAD, TAX LOT 15.01, BLOCK 4703
 DATE: 02-13-2024
 DRAWN BY: MTL
 CHECKED BY: MTL
 PROJECT NO.: 2402-0000
 SHEET NO.: 15.01

SOIL COMPACTION EXEMPTION NOTE
 AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (MPA), UNDER EXISTING CONDITIONS. THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PIA AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY N.J.E.P.A.S. - PREVIOUSLY DEVELOPED.



SOIL EROSION & SEDIMENT CONTROL PLAN

2936 VAUXHALL ROAD
 TAX LOT 15.01, BLOCK 4703

TOWNSHIP OF UNION
 UNION COUNTY, NJ

CASEY &



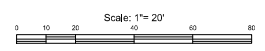
KELLER INCORPORATED
 NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 2642-0000

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 PLANNERS

258 Main Street, PO Box 191
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 973-763-2200 Fax: 973-275-1993

MICHAEL T. LANZAFAMA

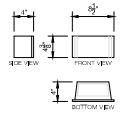
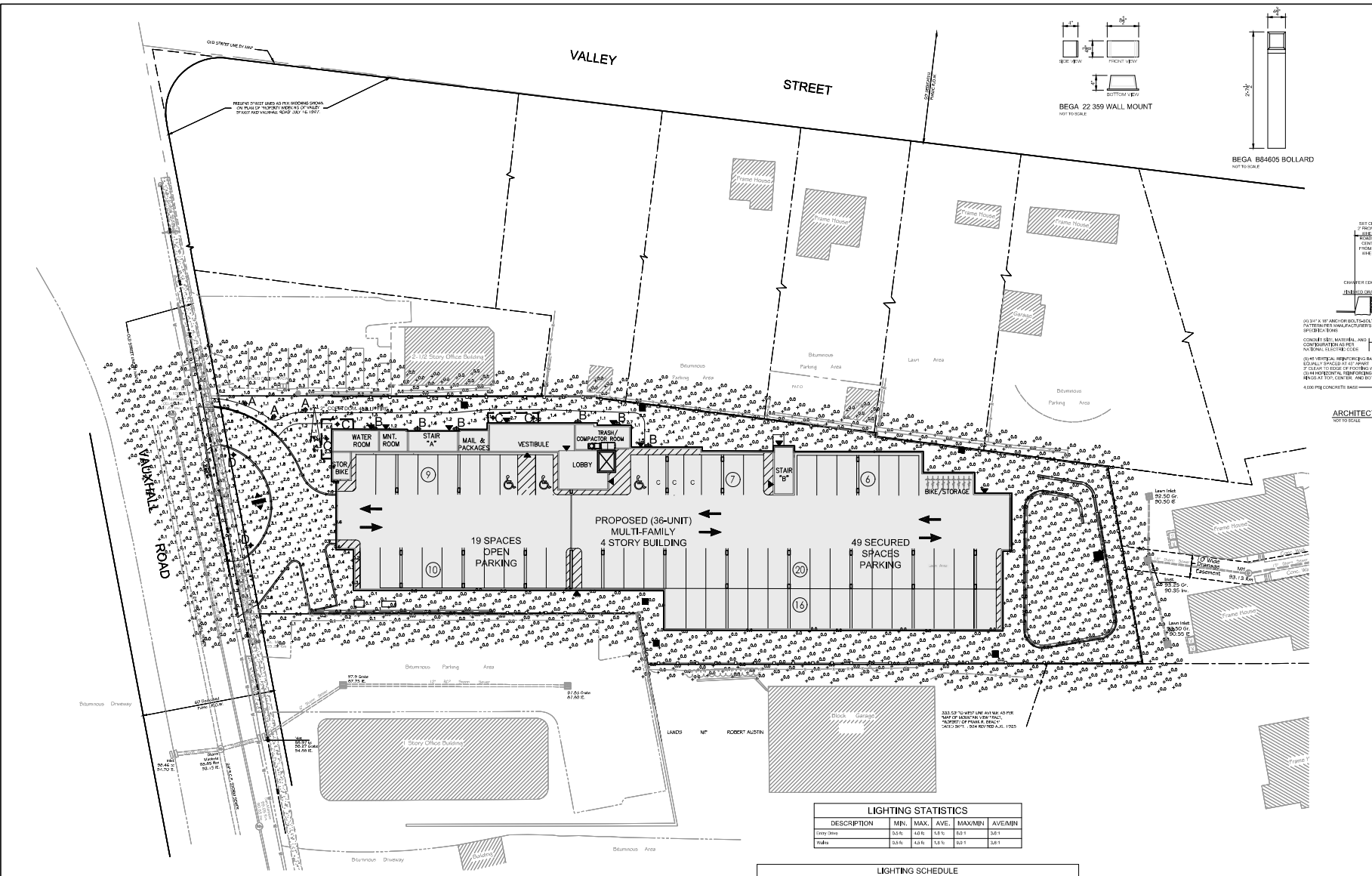
SURVEY REFERENCE NOTES:
 1. REGULATORY AND SPECIFICATION REQUIREMENTS FOR EROSION PREVENTION PRACTICES MAP OF UNION COUNTY, NEW JERSEY, 2017.
 2. EROSION, TOPOGRAPHY AND TOPSOIL SECURITY, 2008 VAUXHALL ROAD, LOT 15.01, BLOCK 4703, TOWNSHIP OF UNION, UNION COUNTY, DATED 02/13/2024, PREPARED BY CASEY & KELLER INC.



REVISIONS		
NO.	DESCRIPTION	DATE

DATE PLOTTED: 02-13-2024

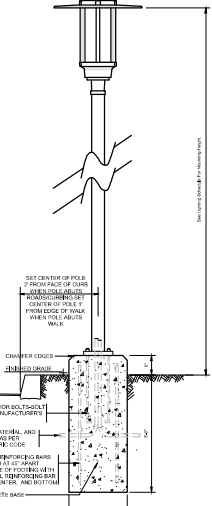
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BEGA 22 359 WALL MOUNT
NOT TO SCALE



BEGA B84605 BOLLARD
NOT TO SCALE



ARCHITECTURAL AREA LIGHTING 'SLIDE'
NOT TO SCALE

LIGHTING STATISTICS					
DESCRIPTION	MIN.	MAX.	AVE.	MAX/MIN	AVE/MIN
Only Sites	0.5%	4.0%	1.6%	8:1	3:01
Public	0.5%	4.0%	1.6%	8:1	3:01

LIGHTING SCHEDULE					
KEY	QTY	LUMINAIRE	DIST.	LLF	OUTPUT
A	3	BEGA LIGHTING 'Cube Bollard' (31.2' High) BEA 002 000 000 Unshielded Bollard With Diffused Light Source	Sym	0.92	2.9 Watt 3000K 262 Lumens
B	6	BEGA LIGHTING Mini Wall Light (Wall Mounted @ 10') 22 359FC Black Shielded Miniature Wall Mounted Light	Asym	0.92	7.7 Watt 3000K 464 Lumens
C	4	BEGA LIGHTING 24 269' Canopy Mounted @10' 24 269FC Black (Oriented to 30%) Recessed Canopy Mounted Fixture	Asym	0.92	20 Watt 3000K 1568 Lumens
D	2	ARCHITECTURAL AREA LIGHTING 'SLIDE' (17' Mounting Height) SLIDE-PT-45-M-RL-18-3K-4P UNV FTS R50C B&B Pole Mounted 01.4" Diameter Aluminum Pole	Type 4F	0.92	30.4 Watt 3000K 4,843 Lumens

- LIGHTING NOTES**
- ALL FOOTCANDLE POINTS SHOWN ARE MAINTAINED VALUES.
 - THIS DRAWING IS TO BE USED FOR BIDDING PURPOSES ONLY. REFER TO CASEY AND KELLER SITE PLAN DRAWING FOR ADDITIONAL INFORMATION.
 - LIGHTING LOCATIONS SHALL BE ADJUSTED IF THE FIELD AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES, EXISTING VEGETATION, ETC.
 - ALL LIGHT FIXTURES ARE AS SPECIFIED OR APPROVED EQUAL.

SURVEY REFERENCE NOTES:

- REVISIONS AND EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. THESE UTILITIES ARE NOT TO BE DELETED OR MOVED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
- EXISTING TOPOGRAPHY AND ELEVATION DATA IS FOR REFERENCE ONLY. VERTICAL CURVE DATA IS FOR REFERENCE ONLY. VERTICAL CURVE DATA IS FOR REFERENCE ONLY.
- DATE: 10/15/2024

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	10/15/2024	ML	AS
2	10/15/2024	ML	AS
3	10/15/2024	ML	AS
4	10/15/2024	ML	AS

LIGHTING PLAN

2938 VAUXHALL ROAD
TAX LOT 15,01, BLOCK 4703

TOWNSHIP OF UNION
UNION COUNTY, NJ

CASEY &

KELLER INCORPORATED
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973.776.3200 Fax: 973.275.1995

BRIAN'S CONWAY

DATE: 2-13-2024

PROJECT NO.	DATE	SCALE	7
130308	1/15/2024	1" = 20'	



