

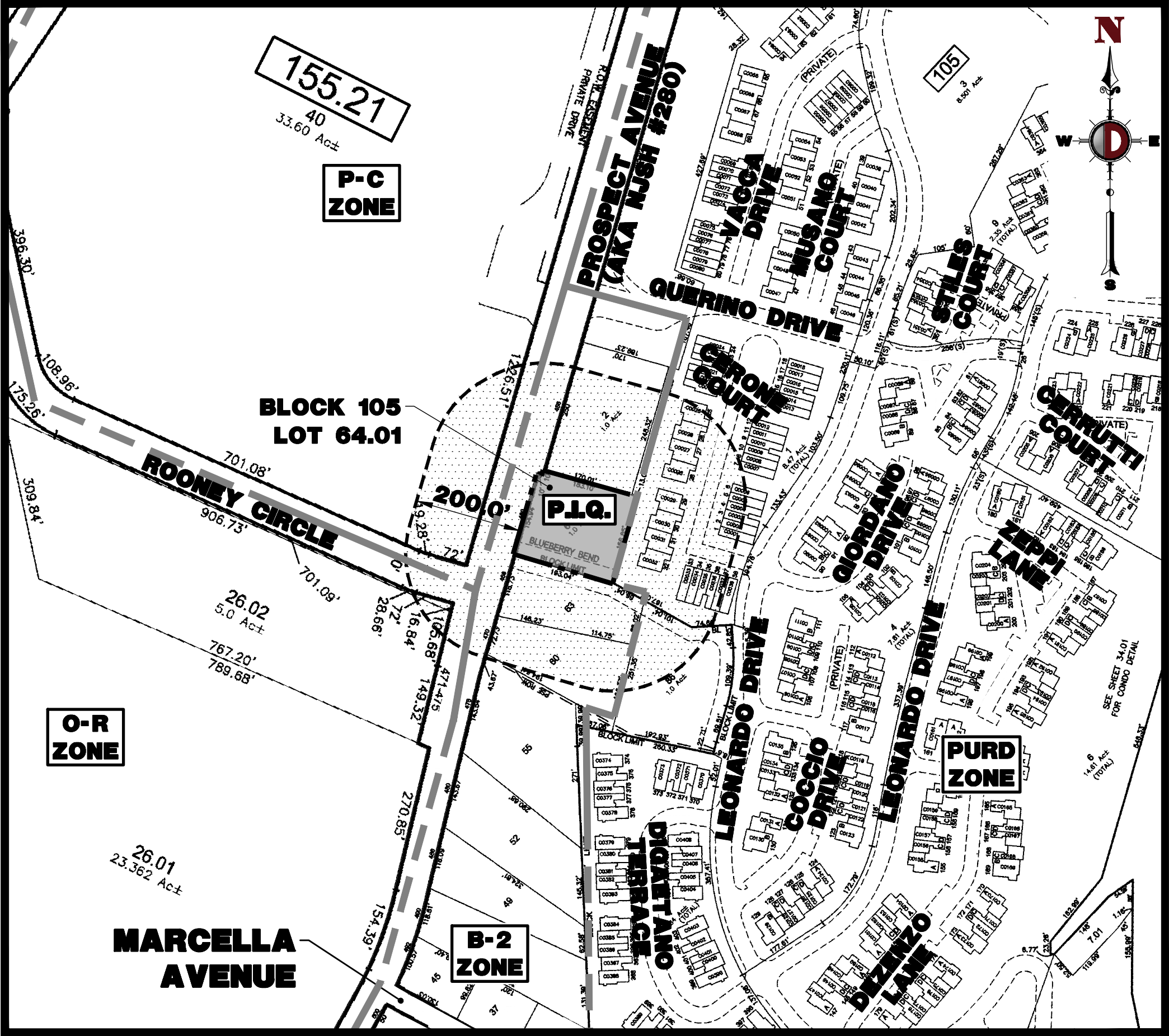
PRELIMINARY AND FINAL SITE PLAN
FOR



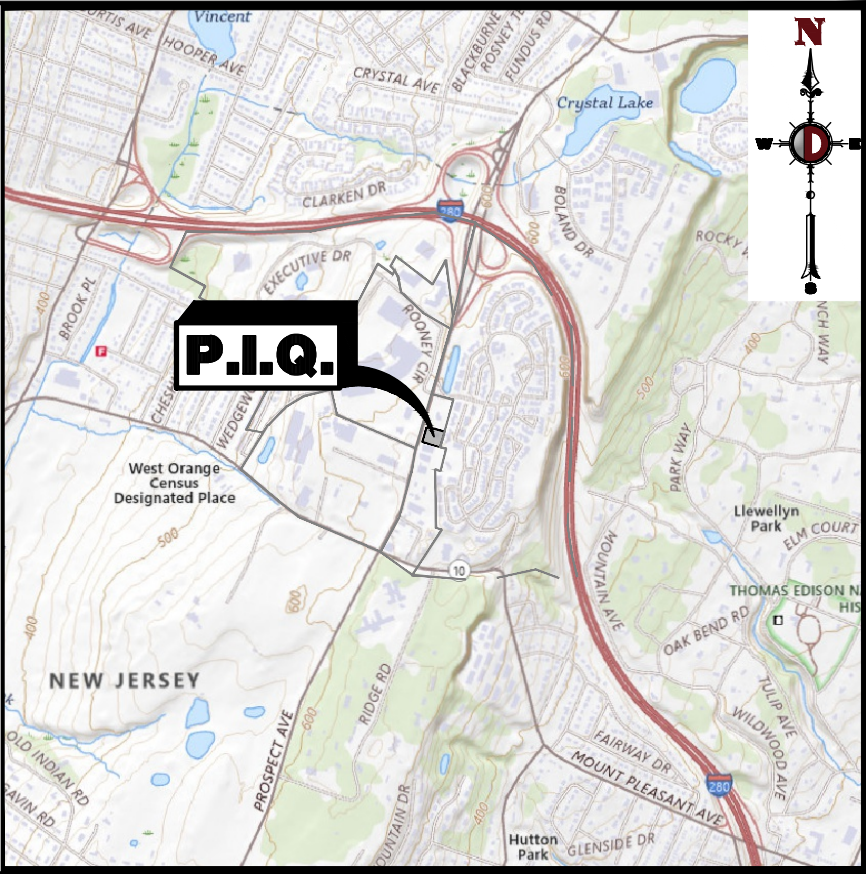
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER
BLOCK 105, LOT 64.01; TAX MAP SHEET #34 - LATEST REV. DATED 06-2011
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

Table with 6 columns: PROPERTY OWNER, BLOCK, LOT, PROPERTY OWNER, BLOCK, LOT. Lists property owners for Block 105, including Llewellyn-Edison, Luo, Chen, Bala, Himmat, Raulan, Amit & Kumar, Sheil, Ashwin, Anita, Ye, Catherine & Ly, Jonathan, Castillo, Johanna R, Picone, John & Michelle, Campbell, Molly, RKS Properties LLC, Scharschmidt, Donna M, He, Yi, Krueger, Paul D & Susan L, Ham, David, Kule, Buti, Burrows, Dorelle & Bradley, Twomey.



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

Drawing Index table listing drawing titles and sheet numbers. Includes: COVER SHEET (1 of 20), AERIAL MAP (2 of 20), GENERAL NOTES (3 of 20), DEMOLITION PLAN (4 of 20), SITE PLAN (5 of 20), GRADING PLAN (6 of 20), DRAINAGE & UTILITY PLAN (7 of 20), LANDSCAPE PLAN (8 of 20), LANDSCAPE NOTES AND DETAILS (9 of 20), LIGHTING PLAN (10 of 20), LIGHTING PLAN NOTES AND DETAILS (11 of 20), SOIL EROSION AND SEDIMENT CONTROL PLAN (12 of 20), SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS (13 of 20), SOIL MANAGEMENT & PREPARATION PLAN (14 of 20), CONSTRUCTION DETAILS (15-17 of 20), VEHICLE CIRCULATION (TRASH TRUCK) (18 of 20), VEHICLE CIRCULATION (FIRE TRUCK) (19 of 20), VEHICLE CIRCULATION (SU-30) (20 of 20).

ZONING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

Table for Zoning Board Approval with columns for CHAIRMAN, SECRETARY, and BOARD ENGINEER, each with a line for signature and a line for DATE.

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
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MARLTON, NJ 08053
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TITLE: COVER SHEET

PROJECT: MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1956-24-04187 DATE: 07/16/2025

DRAWN BY: CAG SCALE: (H) AS SHOWN

DESIGNED BY: KED SHEET No:

CHECKED BY: RRR

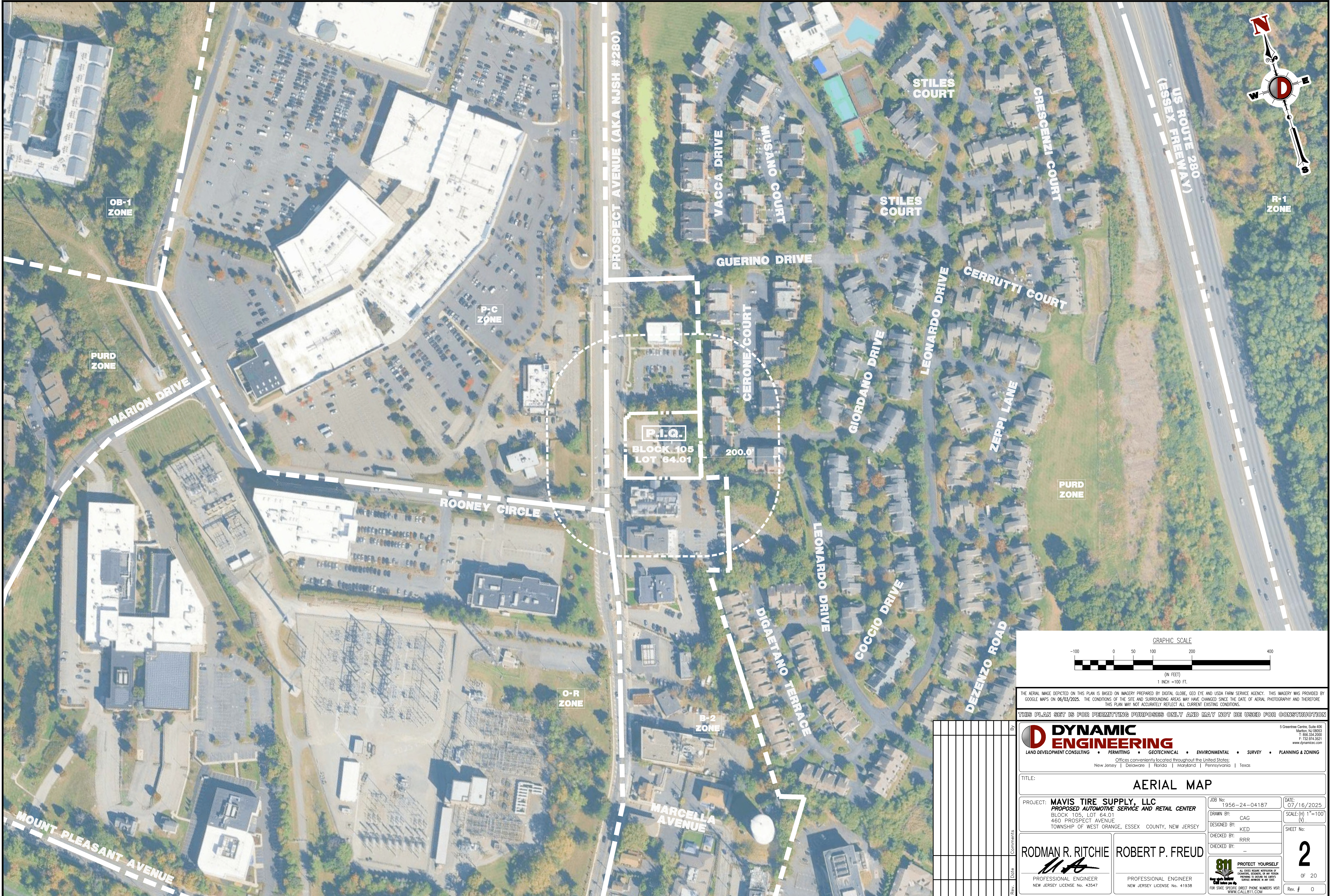
CHECKED BY: - 1 OF 20

RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

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Plotted: 07/18/25 - 3:58 PM, By: krazimr, Product Ver: 25.0
File: \\vespc.local\\data\\DEPC PROJECTS\\1956 Movie Tire Supply LLC\\24-04187 West Orange\\Dwg\\Site Plans\\019562404187SAO.dwg, ----> 02 AERIAL MAP



GRAPHIC SCALE
-100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 06/03/2025. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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TITLE: **AERIAL MAP**

PROJECT: **MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER**
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

JOB No: 1956-24-04187
DATE: 07/16/2025
DRAWN BY: CAG
DESIGNED BY: KED
CHECKED BY: RRR
CHECKED BY: -

SCALE: (H) 1"=100'
(V)
SHEET No: **2**
OF 20
Rev. # 0

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GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

ALTA/NSPS LAND TITLE SURVEY
PREPARED BY: DYNAMIC SURVEY, LLC
50 PARK PLACE, 8TH FLOOR, SUITE 901
NEWARK, NEW JERSEY 07102
DATED: 12/04/2024, LAST REVISED: 12/17/2024
SURVEYOR FILE NO. 1956-24-04170

2. APPLICANT:

MAVIS TIRE SUPPLY, LLC
100 HILLSIDE AVENUE
WHITE PLAINS, NY 10603

3. OWNER:

460 PROSPECT STREET LLC
1626 STATE ROUTE 10
MORRIS PLAINS, NJ 07950

4. PARCEL DATA:

BLOCK 105, LOT 64.0
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

5. ZONE:

ZONE B-2 (GENERAL BUSINESS DISTRICT)

6. EXISTING USE:

OFFICE (PERMITTED USE) (§25-7.1)

7. PROPOSED USE:

MOTOR VEHICLE SERVICE STATION (NON-SPECIFIC RETAIL PERMITTED USE) (§25-7.1)

8. SCHEDULE OF ZONING REQUIREMENTS (§25-7.1)

ZONE REQUIREMENT	ZONE B-2	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF (0.23 ac)	32,118 SF (0.74 Ac)	32,118 SF (0.74 Ac)
MINIMUM LOT WIDTH	40 FT	169 FT	169 FT
MINIMUM LOT FRONTAGE	40 FT	165 FT	165 FT
MINIMUM LOT DEPTH	N/A	193 FT	193 FT
MINIMUM FRONT YARD SETBACK (PROSPECT AVENUE)	30 FT	91.8 FT	78.9 FT
MINIMUM REAR YARD SETBACK	30 FT	30.8 FT	30.0 FT
MINIMUM SIDE YARD SETBACK	10 FT	42.8 FT	13.9 FT
MINIMUM CORNERED SIDE YARD SETBACK	20 FT	112.3 FT	82.4 FT
MINIMUM DRIVE AISLE SIDE YARD SETBACK	5 FT	0 FT (E)	0 FT (E)
MAXIMUM BUILDING HEIGHT	2.5 STORIES, > 35 FT	2 STORIES	1 STORY
MAXIMUM BUILDING COVERAGE (BY BUILDINGS & CANOPIES)	40%	10.4% (3,338 SF)	21.7% (6,952 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	59.9% (19,241 SF)	64.0% (20,570 SF)(V)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

9. PARKING:

- A. ALL OFF-STREET PARKING AREAS SHALL BE SURFACED WITH AN ASPHALT, BITUMINOUS, OR CEMENT BINDER PAVEMENT WHICH SHALL BE GRADED AND DRAINED TO DISPOSE OF ALL SURFACE WATER AS PROVIDED BY THE TOWNSHIP ENGINEER. THERE SHALL BE A FIVE-FOOT-WIDE SIDEWALK AT LEAST FIVE INCHES ABOVE THE PARKING AREA LEVEL BETWEEN ANY BUILDING AND A PARKING AREA OR DRIVE USED BY THE PUBLIC (§25-12.1(A)) (COMPLIES)
- B. THE ENTIRE PERIMETER OF ALL PARKING AREAS AND THE SIDES OF ALL ENTRANCE AND EXIT DRIVeways SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST SIX INCHES ABOVE THE PAVING SURFACE. CURBING SHALL NOT BE LESS THAN FIVE FEET FROM ANY FENCE OR SCREENING NOR LESS THAN FIVE FEET FROM ANY STRUCTURE. WHERE REQUIRED, CONCRETE WHEEL STOPPS SHALL BE PROVIDED (§25-12.1(B)) (COMPLIES)
- C. ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJACES TO A STREET OR DRIVE IN ANY DISTRICT BY A FENCE, WALL, BERM, ETC. EXCEPT WHERE THE FENCE OR WALL IS REQUIRED TO BE MAINTAINED IN GOOD CONDITION AS REQUIRED. THE FENCES AS REQUIRED BY THIS SUBSECTION MAY BE WAIVED BY THE PLANNING BOARD OR THE ZONING BOARD IF IN THE BOARD'S JUDGMENT, BECAUSE OF THE TOPOGRAPHY OR OTHER EXTRAORDINARY OR EXCEPTIONAL CONDITIONS, THE FENCE IS NOT NECESSARY TO PROTECT THE ADJOINING PROPERTY. (§25-12.1) (COMPLIES)
- D. ALL PARKING AREAS SHALL BE DESIGNED WITH SERVICE AISLES TO MEET THE FOLLOWING STANDARDS: (§25-12.1(H)) (COMPLIES)
1. 80' WIDE PARKING, TWENTY-FOUR-FOOT AISLE, TWENTY-FOOT WAY. (§25-12.1(H-1)) (COMPLIES)
2. ALL DRIVEWAYS FOR TWO-WAY TRAFFIC SHALL BE A MINIMUM OF 24 FEET WIDE AND NO DRIVEWAY SHALL BE LESS THAN 14 FEET WIDE. (§25-12.1(H-2)) (COMPLIES)
- E. EACH ENTRANCE OR EXIT FROM SUCH PARKING AREA SHALL BE AT LEAST 50 FEET FROM ANY RESIDENTIAL DISTRICT. (§25-12.1(I)) (COMPLIES)
- F. NO PARKING IN THE SIDE YARD SHALL BE CLOSER THAN 1/2 THE SIDE YARD REQUIREMENTS TO THE SIDE PROPERTY LINE OR 10 FEET, WHICHEVER IS GREATER. IN THE O-8 AND B DISTRICTS, OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY. (§25-12.1(J)) (COMPLIES)
- G. STANDARD SIDE PARKING SPACES SHALL HAVE MINIMUM DIMENSIONS OF NINE FEET BY 18 FEET MEASURED PERPENDICULAR TO THE AXIS OF THE LENGTH WITH ADEQUATE PROVISION FOR INGRESS AND EGRESS TO ALL PARKING SPACES. COMPACT SIDE SPACES SHALL NOT BE LESS THAN EIGHT FEET BY 15 FEET. IF APPROVED BY THE PLANNING BOARD OR BOARD OF ADJUSTMENT. (§25-12.1(P)) (COMPLIES)
- H. AN ACCESS DRIVE TO AN OFF-STREET PARKING AREA OR TRUCK TRAILER SHALL BE LOCATED WITHIN A REQUIRED SIDE YARD, BUT SHALL NOT BE LOCATED WITHIN THE FOOT OF A SIDE LOT LINE. (§25-12.4(A-2)) (COMPLIES)
- I. PARKING OR STORAGE OF DISABLED, UNLICENSED, OR OBVIOUSLY WRECKED VEHICLES FOR A PERIOD OF MORE THAN 48 HOURS IS EXPRESSLY PROHIBITED IN ANY ZONING DISTRICT EXCEPT ON PROPERTY SPECIFICALLY DESIGNATED FOR THAT PURPOSE. (§25-12.4(A-3)) (COMPLIES)
- J. NO TRAILER, SEMI-TRAILER, POLE TRAILER, ROLLER TRAILER, OR VEHICLE WITH DUAL REAR WHEELS SHALL BE PARKED OR STORED ON PROPERTY IN ANY DISTRICT, EXCEPT AS HERINAFTER PROVIDED. (§25-12.4(A-6)) (COMPLIES)
- K. NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT THE PARKING AND STORAGE OF A TRAILER, SEMI-TRAILER, POLE TRAILER, ROLLER TRAILER, TRUCK TRAILER, OR VEHICLE WITH DUAL REAR WHEELS ON PROPERTY IN ANY DISTRICT WHILE IT IS BEING USED IN THE TRANSACTION OF BUSINESS WITH THE OWNER OR OCCUPANT OF THE PROPERTY. IN NO EVENT SHALL THE TIME PERIOD AUTHORIZED BY THIS SUBSECTION EXCEED FOUR HOURS. (§25-12.4(A-6.B)) (COMPLIES)
- L. THE PARKING REQUIREMENT FOR A BUILDING OR DEVELOPMENT WITH A MIX OF NON-RESIDENTIAL USES SHALL BE THE TOTAL OF THE REQUIREMENTS OF THE COMPONENT USES, COMBINED SEPARATELY. THE PROVISIONS OF THIS SUBSECTION (§25-12.1(M))
- M. MOTOR VEHICLE SERVICE OFF-STREET PARKING REQUIREMENTS:

(5,470 SF OF MOTOR VEHICLE SERVICE) (1,482 SF OF RETAIL)*(1 PARKING SPACE/200 SF OF RETAIL) (8 SERVICE BAYS)*(2 PARKING SPACES/SERVICE BAY)	= 5 SPACES REQUIRED = 8 SPACES REQUIRED = 16 SPACES REQUIRED = 29 TOTAL SPACES REQUIRED
---	--

HANDICAPPED PARKING SPACE REQUIREMENT:

PER N.J.A.C. 5:23-7.9(C) OF THE BARRIER FREE SUBCODE THE REQUIREMENTS FOR ACCESSIBLE PARKING IS AS FOLLOWS:

1-25 TOTAL PARKING SPACES PROVIDED)	= 1 ACCESSIBLE SPACE REQUIRED
TOTAL PROVIDED:	= 1 PROPOSED SPACE (COMPLIES)

PROPOSED PARKING SUMMARY: PROPOSED SPACES	= 19 PROPOSED SPACES (VARIANCE) (INCLUDING 1 ADA SPACE) (NOT INCLUDING 8 SERVICE BAYS)
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10. BUFFER REQUIREMENTS
- J. ALONG ANY SIDE OR REAR PROPERTY LINE WHICH IS ALSO THE BOUNDARY LINE BETWEEN A NON-RESIDENTIAL DISTRICT AND A RESIDENTIAL DISTRICT OR IS CONTIGUOUS TO A RESIDENTIAL USE IN A RESIDENTIAL ZONE, A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED IN PERPETUITY WITH TREES AND SUBSEQUENTLY OF SUCH SIZE AND SPACING AS TO ADEQUATELY SCREEN ADJACENT PROPERTIES FROM VIEWING AND TO PROVIDE ADEQUATE BUFFERING. THE BUFFER STRIP SHALL BE 50 FEET IN ALL NON-RESIDENTIAL ZONES. (§25-11.3(A)) (SEE REQUIREMENT BELOW)
- K. THE ABOVE REQUIREMENT (§25-11.3(A)) SHALL BE REDUCED FOR LOTS THAT ARE LESS THAN 40,000 SQUARE FEET IN AREA AND/OR LESS THAN 300 FEET IN WIDTH. ON SUCH SMALLER LOTS, THE REQUIRED BUFFER WIDTH SHALL BE 10% OF LOT WIDTH OR DEPTH, BUT NOT LESS THAN 20 FEET. (§25-11.3(B)) (COMPLIES)
- L. ON WOODED SITES, EXISTING TREES SHOULD BE SAVED WITHIN BUFFER STRIPS TO THE MAXIMUM EXTENT POSSIBLE, WHERE EXISTING TREES WOULD BE REMOVED IN BUFFER STRIPS, REPLACEMENT TREES AND LANDSCAPING SHALL BE PROVIDED TO FORM A CONTINUOUS NATURAL LANDSCAPE EDGE. BERMING, EVERGREEN TREES AND/OR FENCING SHALL BE PROVIDED ALONG THE INTERIOR EDGE OF THE BUFFER (1/2" MAX. CLOSE TO NEW DEVELOPMENT ON THE SITE) WHEN ADEQUATE NATURAL BUFFERING CANNOT BE PROVIDED. (§25-11.3(C)) (COMPLIES)

11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR DEVELOPMENT SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

13. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

14. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

15. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

16. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

17. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

18. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

19. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

20. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. (CGL) ALL CONTRACTORS MUST HAVE THEIR CGL POLICES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C., WITH A COPY OF EACH POLICY OF INSURANCE. DYNAMIC ENGINEERING CONSULTANTS, P.C., EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES, THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C., SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTORS POLICIES OF GENERAL LIABILITY INSURANCE.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING CONSTRUCTION MEANS AND METHODS OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND CONTROLLING ANY CONSTRUCTION PROJECT. COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C., AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C., SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

22. DYNAMIC ENGINEERING CONSULTANTS, P.C., SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C., REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C., HAS REVIEWED THE ENTIRE ASSUMPTION WHICH THE ITEM IS A COMPONENT OF. DYNAMIC ENGINEERING CONSULTANTS, P.C., SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT NOTICED TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C., IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C., SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

23. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C., AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

24. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

25. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL COSTS OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL AUTOMATICALLY HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

26. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
27. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SONGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
28. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
29. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAPPED ACCESSIBLE PARKING SPACES AND THE HANDICAPPED TAMPERS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-1.1 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING, ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS, SEAL ALL OPEN UTILITY LINES WITH CONCRETE, CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISEN AND SCATTERING IN THE AIR, CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. CONCRETE OR STONE, OR OTHER MATERIALS, SHALL BE USED TO FILL. FILL SHALL NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS, PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. CONTEMPORATION OF ACTIONS NECESSARY TO ADDRESS ENVIRONMENTAL CONSIDERATIONS IS EXCLUDED FROM THIS PLAN SET. SUCH CONSIDERATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE CLOSING OF UNDERGROUND TANKS, UNDERGROUND METAL, UNIVERSAL WASTE, POTENTIALLY HAZARDOUS MATERIALS, ETC. PRIOR TO INITIATION OF DEMOLITION, THE CONTRACTOR SHALL SPECIFICALLY CONSULT WITH PROPERTY OWNERSHIP TO CONFIRM IF ENVIRONMENTAL CONCERNS EXIST AND IF CONSULTATION WITH THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT IS NECESSARY OR APPROPRIATE.
20. GROUNDWATER MONITORING WELLS AND POTABLE WELLS (IF PRESENT) SHALL BE PROTECTED DURING DEMOLITION. IF PROTECTION IS NOT POSSIBLE, THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT SHALL BE CONSULTED. ANY WELLS THAT CANNOT BE MAINTAINED SHALL BE DECOMMISSIONED BY A LICENSED WELL DRILLER AND COORDINATED SPECIFICALLY WITH THE RESPONSIBLE ENVIRONMENTAL PROFESSIONAL.

- NOTES
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES MUST BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.
- GRADING NOTES
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST 1557.1. NO FILLING OR LIFTING OF ANY TYPE OF PLACEMENT SHALL NOT EXCEED 24 INCHES NOR 28 BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPARISON REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE, WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREAS AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND CURBS/CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MIN. ON ASPHALT UNLESS OTHERWISE NOTED. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COSTS MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MAX. OF 0.75% OUTER GRADE ALONG CURB FACE RECEIVING LANDSCAPE RUNOFF. ENGINEER TO APPROVE FINAL CURBING OUT SHEETS PRIOR TO INSTALLATION.
4. SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN SHALL SUPERSEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ON ALL SIDEWALKS.
8. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
9. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

- ADA NOTES
1. ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO CONSTRUCT IMPROVEMENTS IN COMPLIANCE WITH THE LATEST ADA GUIDELINES AND BUILDING CODE REQUIREMENTS. AT THE TIME OF PLAN DESIGN, THESE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:
- A. SIDEWALKS/ ACCESSIBLE ROUTES:
- WIDTH: 36" MIN. EXCLUSIVE OF THE WIDTH OF ANY CURB
 - PASSING SPACE: MIN. 60" X 60" AT INTERVALS OF 200' MAX. IF ACCESSIBLE ROUTE WIDTH IS LESS THAN 60"
 - RUNNING SLOPE: 1:20 (5%) MAX.
 - CROSS SLOPE: 1:48 (2.08%) MAX. 1.0% MIN.
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS
 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- B. CURB RAMP:
- SLOPE: 1:12 (8.33%) MAX.
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. OR 1:12 (8.33%) MAX. IN ALTERATIONS WHERE TOP LANDING IS UNAVAILABLE (WHERE PEDS CROSS RAMP)
 - BOTTOM LANDINGS: 48" MIN. LENGTH: WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) IN ALL DIRECTIONS
 - TOP LANDING: 36" MIN. LENGTH
 - ACCESSIBLE ROUTE RUNS PARALLEL TO THE RAMP RUN
 - COUNTER SLOPE: 1:20 (5%) MAX.
- C. ACCESSIBLE PARKING STALLS:
- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS ACROSS ACCESSIBLE PARKING STALLS AND STRIPPED ACCESS AISLES
- D. CROSSING:
- RUNNING SLOPE: 1:20 (5%) MAX.
 - CROSS SLOPE: 1:48 (2.08%) MAX.
 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- E. RAMPS:
- SLOPE: 1:12 (8.33%) MAX.
 - MAX. RISE: 30"
 - MIN. CLEAR WIDTH: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%)
- F. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION AND/OR GRADING IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

DRAINAGE NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
2. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULED 40 PVC UNLESS OTHERWISE DESIGNATED.
3. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER TIGHT AND CONFORM TO ASTM C-443.
4. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
5. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
6. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

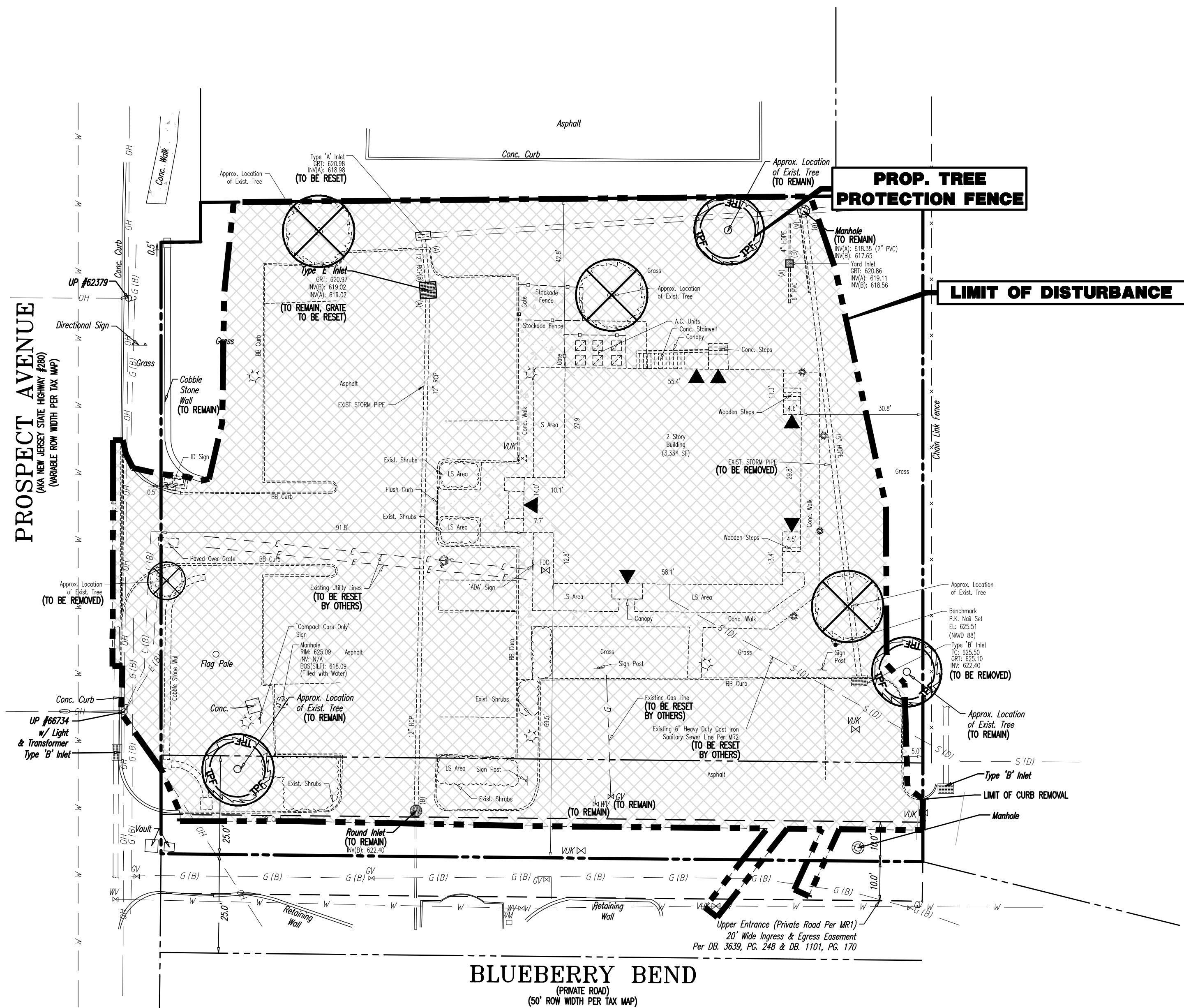
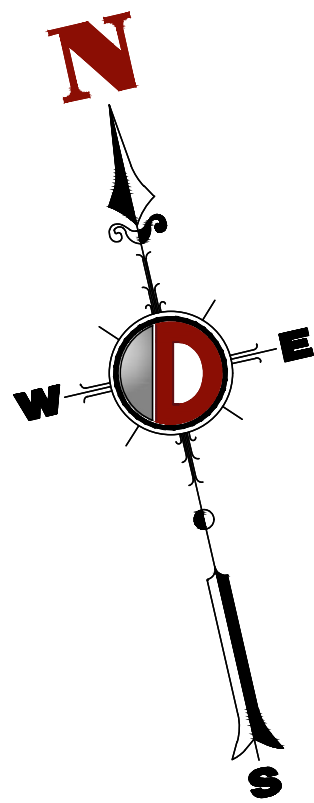
EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

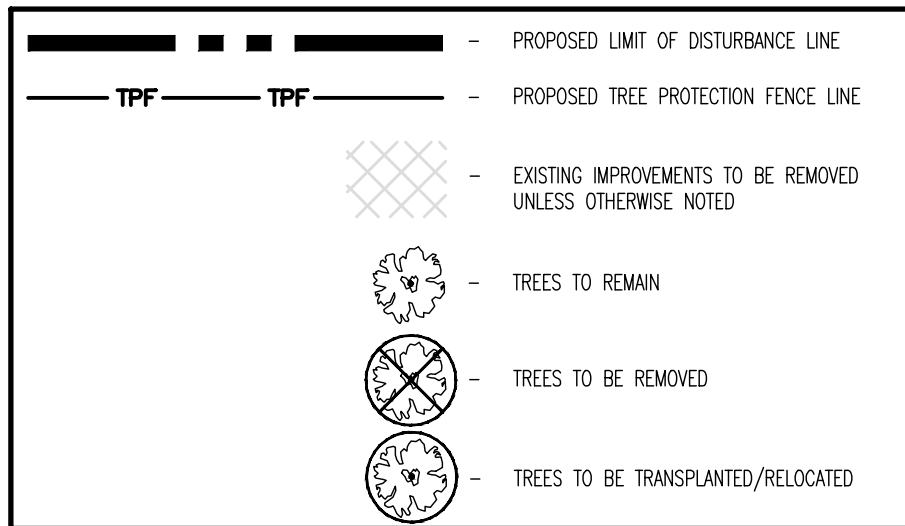
UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE LOCATIONS ARE TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-UNED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1" INCH.
7. ALL SANITARY SEWER MAINS SHALL BE SEPARATE FROM WATER MAINS BY A DISTANCE OF AT LEAST 18 INCHES HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE APPROVING AUTHORITY. WHERE APPROPRIATE CROSSING SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SUIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWER CROSSING OVER SEWER LINES.
8. ALL SANITARY SEWER MAINS SHALL BE 30"-36" PVC PIPE MATERIAL UNLESS OTHERWISE DESIGNATED. SEWER PIPES INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 30 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-UNED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.

11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULED 40 PVC UNLESS OTHERWISE DESIGNATED.
13. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCT

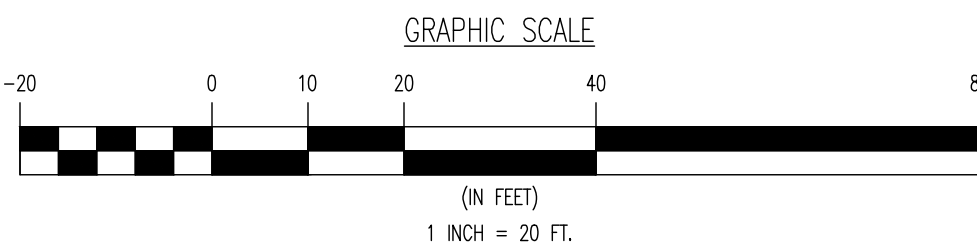


DEMOLITION PLAN LEGEND



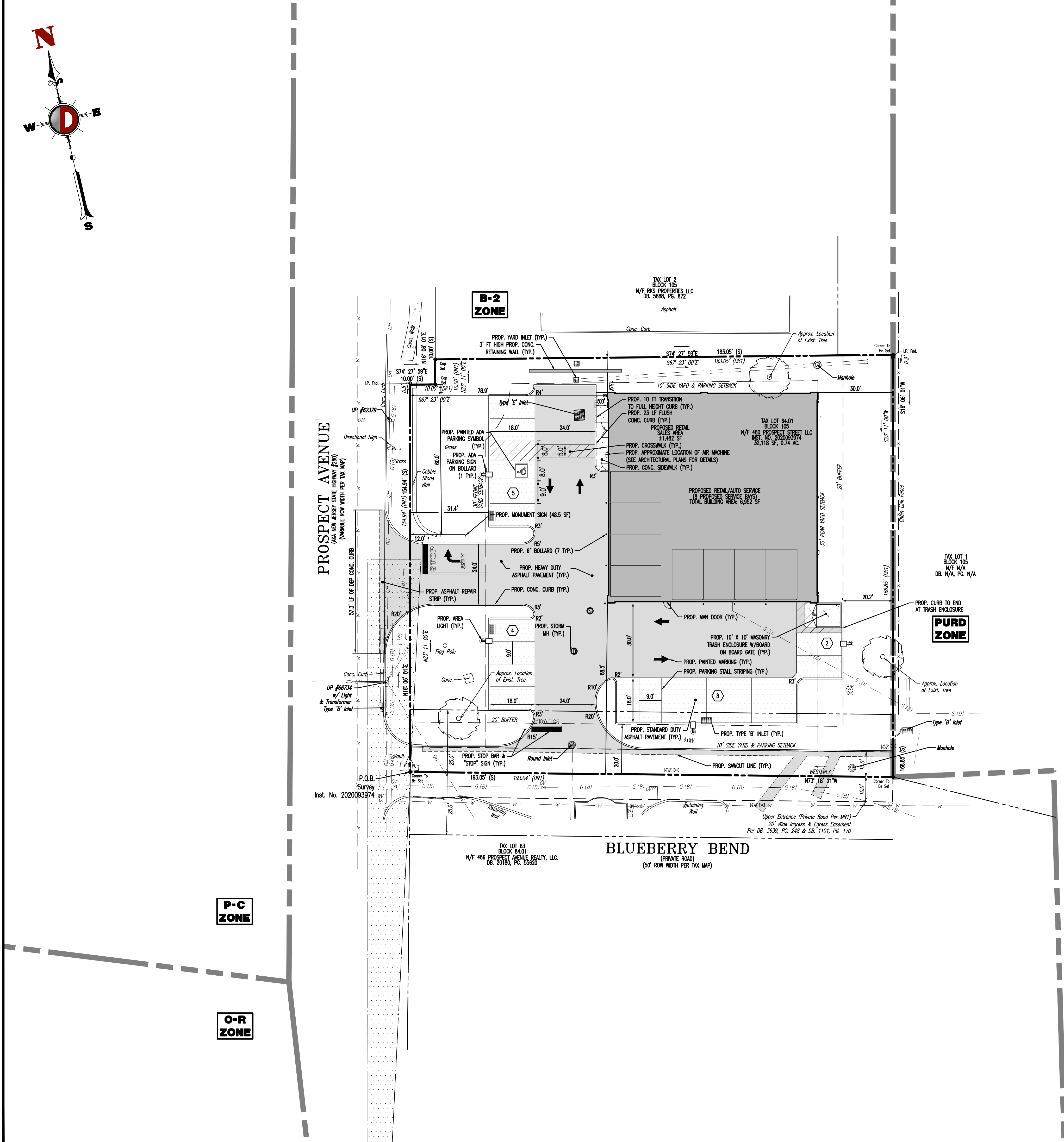
EXISTING ELECTRICAL CONDUIT CONNECTIONS TO BE VERIFIED IN FIELD

SEE SHEET 3 OF 20 FOR DEMOLITION PLAN NOTES



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING Offices conveniently located throughout the United States: New Jersey Delaware Florida Maryland Pennsylvania Texas		5 Greenhouse Centre, Suite 406 Marlton, NJ 08053 T: 856.254.2000 F: 732.974.3521 www.dynamiceng.com	
TITLE: DEMOLITION PLAN			
PROJECT: MAVIS TIRE SUPPLY, LLC PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER BLOCK 105, LOT 64.01 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		JOB No: 1956-24-04187 DRAWN BY: AMN DESIGNED BY: KED CHECKED BY: RRR CHECKED BY: -	DATE: 07/16/2025 SCALE: (H) 1"=20' (V) - SHEET No: 4 OF 20 Rev. # 0
RODMAN R. RITCHIE PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 43547		ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NSPS LAND TITLE SURVEY
PREPARED BY: DYNAMIC SURVEY, LLC
50 PARK PLACE 9TH FLOOR, SUITE 901
NEWARK, NEW JERSEY 07102
DATED: 12/04/2024, LAST REVISED: 12/17/2024
SURVEYOR FILE NO: 1956-24-04170
2. APPLICANT: MAVIS TIRE SUPPLY, LLC
100 HILLSIDE AVENUE
WHITE PLAINS, NY 10603
3. OWNER: 460 PROSPECT STREET LLC
1625 STATE ROUTE 10
MORRIS PLAINS, NJ 07950
4. PARCEL DATA: BLOCK 105, LOT 64.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
5. ZONE: ZONE B-2 (GENERAL BUSINESS DISTRICT)
6. EXISTING USE: OFFICE (PERMITTED USE) (§25-7.1)
RETAIL (PERMITTED USE) (§25-7.1)
7. PROPOSED USE: MOTOR VEHICLE SERVICE STATION (NON-SPECIFIED USE)
RETAIL (PERMITTED USE) (§25-7.1)
8. SCHEDULE OF ZONING REQUIREMENTS (§25-7.1)
- | ZONE REQUIREMENT | ZONE B-2 | EXISTING | PROPOSED |
|---|----------------------|---------------------|----------------------|
| MINIMUM LOT AREA | 10,000 SF (0.23 Ac) | 32,118 SF (0.74 Ac) | 32,118 SF (0.74 Ac) |
| MINIMUM LOT WIDTH | 40 FT | 169 FT | 169 FT |
| MINIMUM LOT FRONTAGE | 40 FT | 165 FT | 165 FT |
| MINIMUM LOT DEPTH | N/S | 193 FT | 193 FT |
| MINIMUM FRONT YARD SETBACK (PROSPECT AVENUE) | 30 FT | 91.8 FT | 78.9 FT |
| MINIMUM REAR YARD SETBACK | 30 FT | 30.8 FT | 30.0 FT |
| MINIMUM SIDE YARD SETBACK | 10 FT | 42.8 FT | 13.9 FT |
| MINIMUM COMBINED SIDE YARD SETBACK | 20 FT | 112.3 FT | 82.4 FT |
| MINIMUM DRIVE AISLE SIDE YARD SETBACK | 5 FT | 0 FT (E) | 0 FT (E) |
| MAXIMUM BUILDING HEIGHT | 2.5 STORIES, > 35 FT | 2 STORIES | 1 STORY |
| MAXIMUM BUILDING COVERAGE (BY BUILDINGS & CANOPIES) | 40% | 10.4% (3,338 SF) | 21.7% (6,952 SF) |
| MAXIMUM IMPERVIOUS COVERAGE | 60% | 59.9% (19,241 SF) | 64.0% (20,570 SF)(V) |
- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

SIGNAGE TABLE

SIGN	REQUIREMENTS	EXISTING	PROPOSED
MONUMENT	NUMBER OF SIGNS:	1	1
	MAXIMUM SIGN AREA:	50 SF	48.5 SF
	MAXIMUM SIGN HEIGHT:	8 FT	N/A
	MAXIMUM SIGN WIDTH:	6 FT (INCLUDING SUPPORT STRUCTURE)	N/A
	MINIMUM FRONT YARD SIGN SETBACK:	10 FT	0 FT (E)
BUILDING MOUNTED	MINIMUM SIDE YARD SIGN SETBACK:	25 FT	60 FT
	NUMBER OF FACADE SIGNS:	2	N/A
	MAXIMUM FACADE SIGN AREA:	120 SF	N/A
	MAX. PROJECTION:	1 FT	N/A
	PROJECTION:	N/A	N/A

[1] MONUMENT AND FREESTANDING SIGNS SHALL ONLY BE LOCATED IN THE FRONT YARD. (§25-15.3.C.2(i))

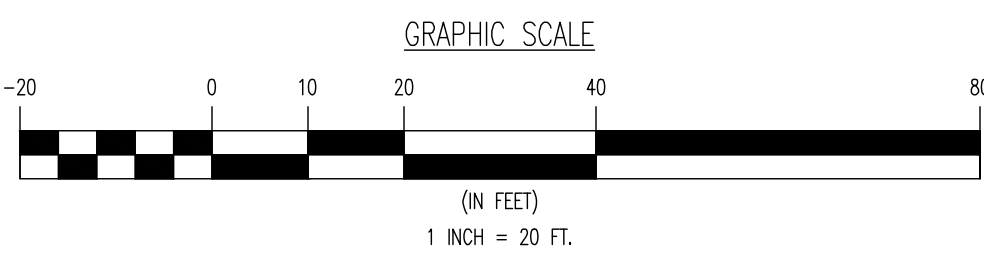
PAVEMENT LEGEND

PROPOSED STANDARD DUTY ASPHALT PAVEMENT

PROPOSED HEAVY DUTY ASPHALT PAVEMENT

PROPOSED CONCRETE SIDEWALK

SEE SHEET 3 OF 20 FOR SITE PLAN NOTES



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TITLE: SITE PLAN

PROJECT: MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

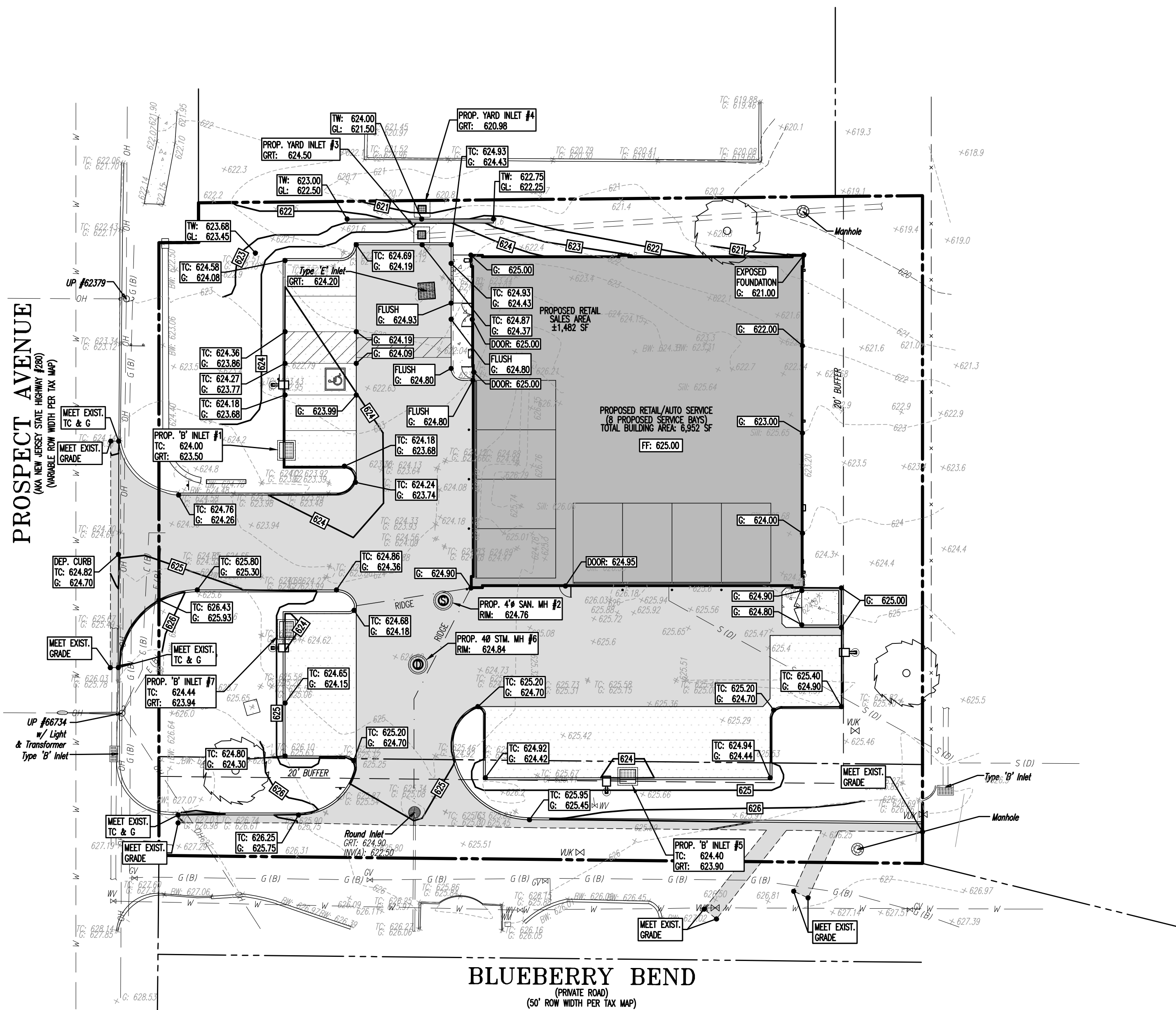
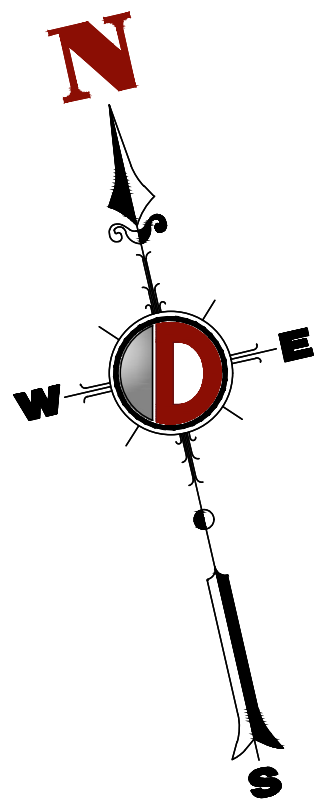
JOB No: 1956-24-04187 DATE: 07/16/2025
DRAWN BY: RPK SCALE: (H) 1"=20' (V)
DESIGNED BY: KED SHEET No:
CHECKED BY: RRR
CHECKED BY: -

RODMAN R. RITCHIE PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

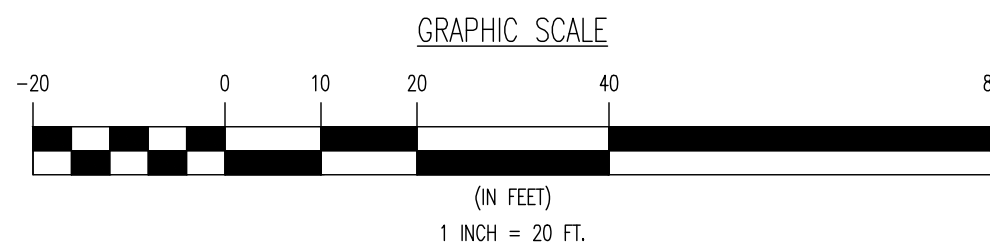
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SEE SHEET 3 OF 20 FOR GRADING PLAN NOTES



GRADING/UTILITY GRAPHIC LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)		EXIST. CABLE LINE		EXIST. SANITARY SEWER LINE
	OFF-SITE PROPERTY LINES		PROP. CABLE LINE		PROP. SANITARY SEWER LINE
	EXIST. MONITORING WELL		PROP. CABLE LINE		EXIST. FORCE MAIN
	APPROX. TEST PIT LOCATION		EXIST. ELECTRIC LINE		EXIST. STORM DRAIN LINE
	EXIST. FIRE HYDRANT		PROP. ELECTRIC LINE		PROP. STORM DRAIN LINE
	EXIST. WATER VALVE		EXIST. FIBER OPTIC LINE		EXIST. TELEPHONE LINE
	EXIST. GAS VALVE		PROP. FIBER OPTIC LINE		PROP. TELEPHONE LINE
	EXIST. GAS METER		EXIST. GAS LINE		EXIST. WATER LINE
	EXIST. ELECTRIC METER		PROP. GAS LINE		PROP. WATER LINE
	EXIST. ELECTRIC BOX		EXIST. OVERHEAD WIRES		EXIST. FIRE SERVICE
	EXIST. CLEAN OUT		EXIST. SANITARY SEWER MANHOLE		PROP. FIRE SERVICE
	EXIST. WELL		PROP. SANITARY SEWER MANHOLE		EXIST. FLARED END SECTION
	EXIST. WATER SHUT OFF VALVE		PROP. 'A' INLET		PROP. FLARED END SECTION
	EXIST. TELEPHONE BOX		PROP. 'B' INLET		
	EXIST. CABLE TV BOX		PROP. 'C' INLET		
	EXIST. HEADWALL		PROP. 'D' INLET		
	EXIST. UTILITY POLE		PROP. 'E' INLET		
			PROP. 'F' INLET		
			PROP. 'G' INLET		
			PROP. 'H' INLET		
			PROP. 'I' INLET		
			PROP. 'J' INLET		
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			PROP. 'W' INLET		
			PROP. 'X' INLET		
			PROP. 'Y' INLET		
			PROP. 'Z' INLET		

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TITLE: **GRADING PLAN**

PROJECT: **MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER**
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1956-24-04187
DATE: 07/16/2025
DRAWN BY: RPK
DESIGNED BY: KED
CHECKED BY: RRR
SHEET No: 6 OF 20

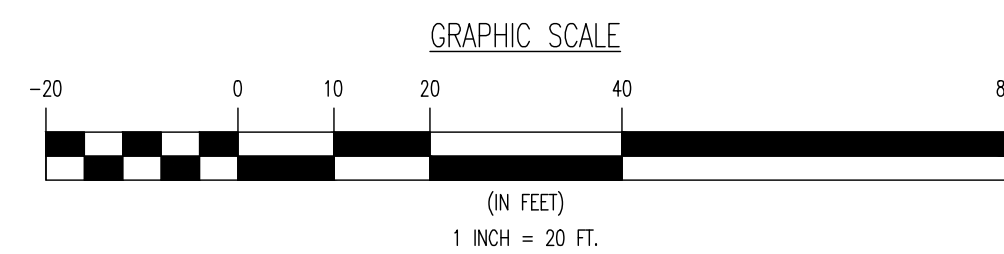
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LANDSCAPE SCHEDULE

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

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PROJECT: **MAVIS TIRE SUPPLY, LLC**
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

BORMAN, RITCHIE	MARIA A. BOLLER
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RODMAN R. RITCHIE MARLA A. ROLLER
Marla A. Roller

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 43547	LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. 21AS00053700
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PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REMOVE ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSURE AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN UNDOUBTED TOPSOIL THAT IS THOROUGHLY WATERED AND DAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPREAD WITH WET-SPRAY OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH A LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIBER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCHES SHALL BE CUT OFF AT THE POINT OF DAMAGE. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY CREATING TREE PROTECTION FENCES AT THE END OF THE LINE. THIS WILL ENSURE NO COMPACTON OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LIVING.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPLIED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED, AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL LANDSCAPE ARCHITECT AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVERS AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 to 12/15
LAWN	3/15 to 6/15

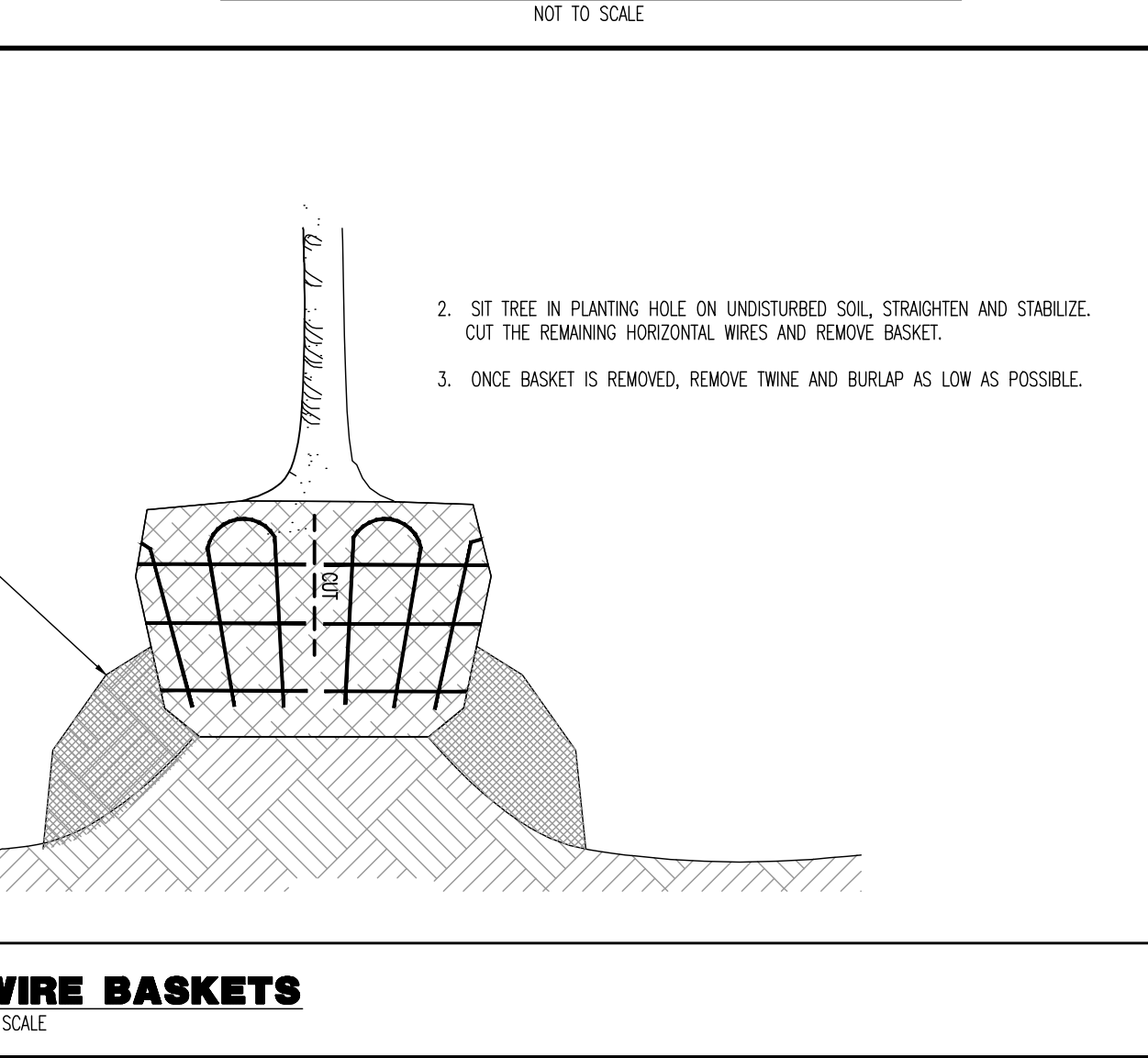
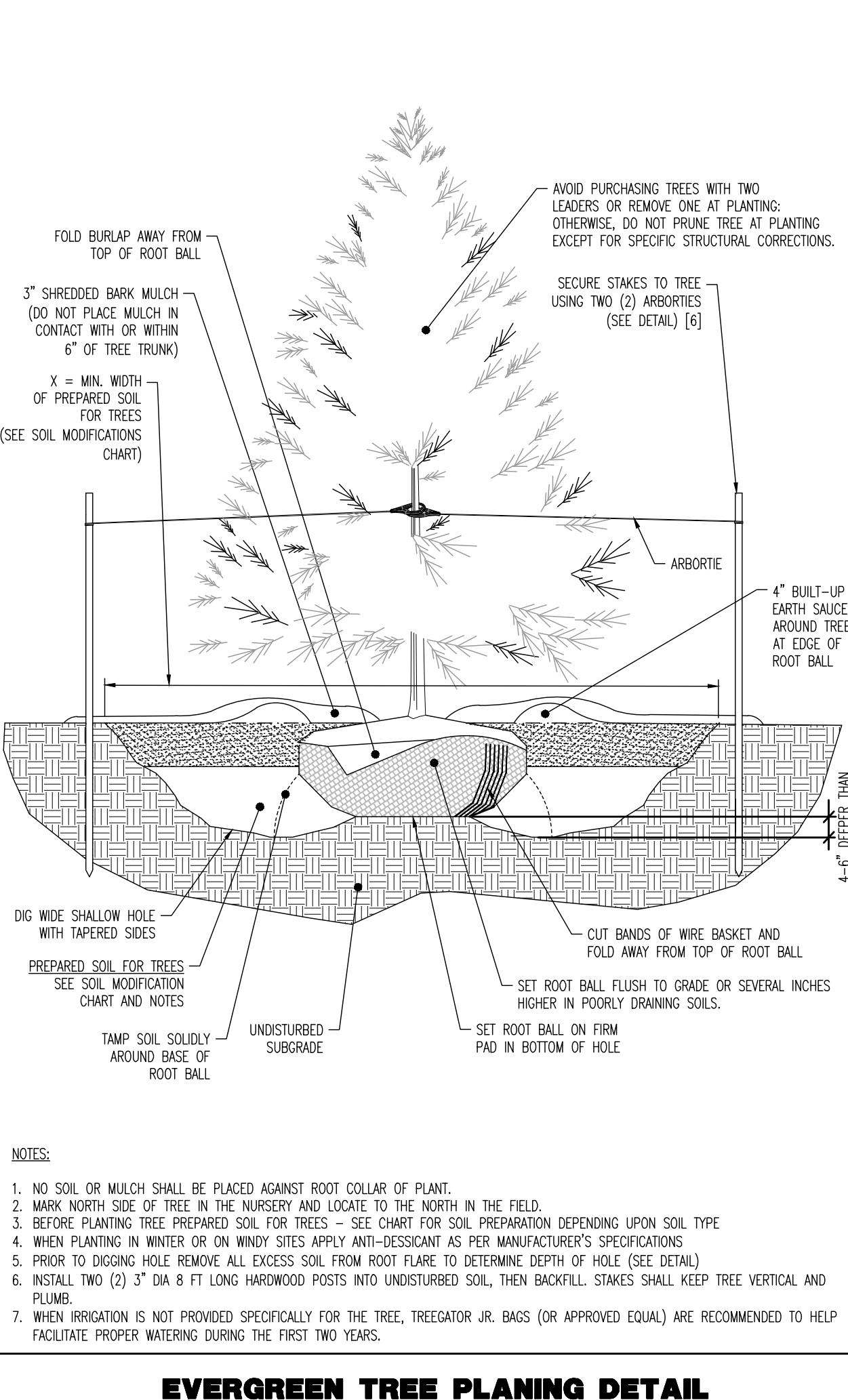
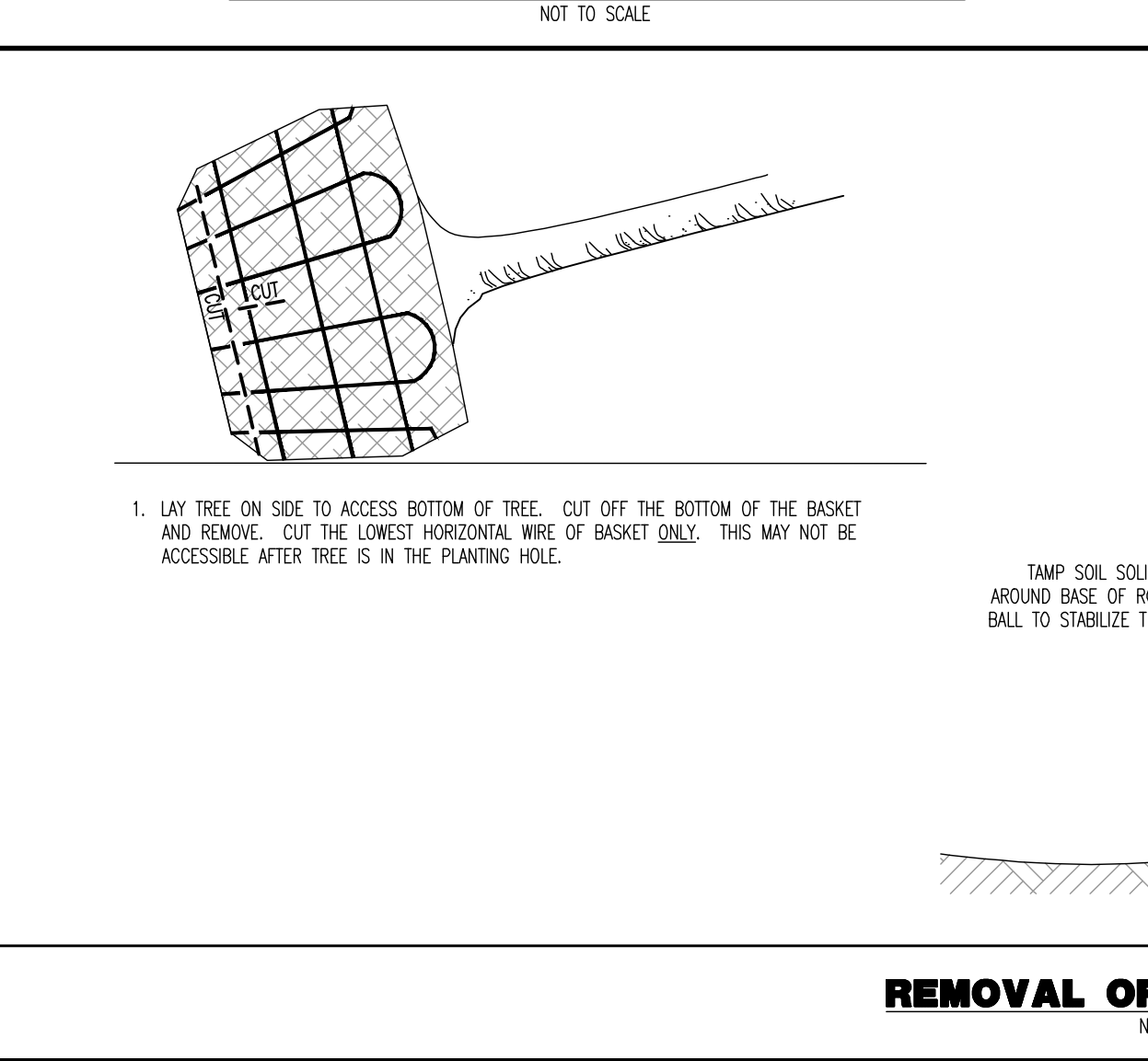
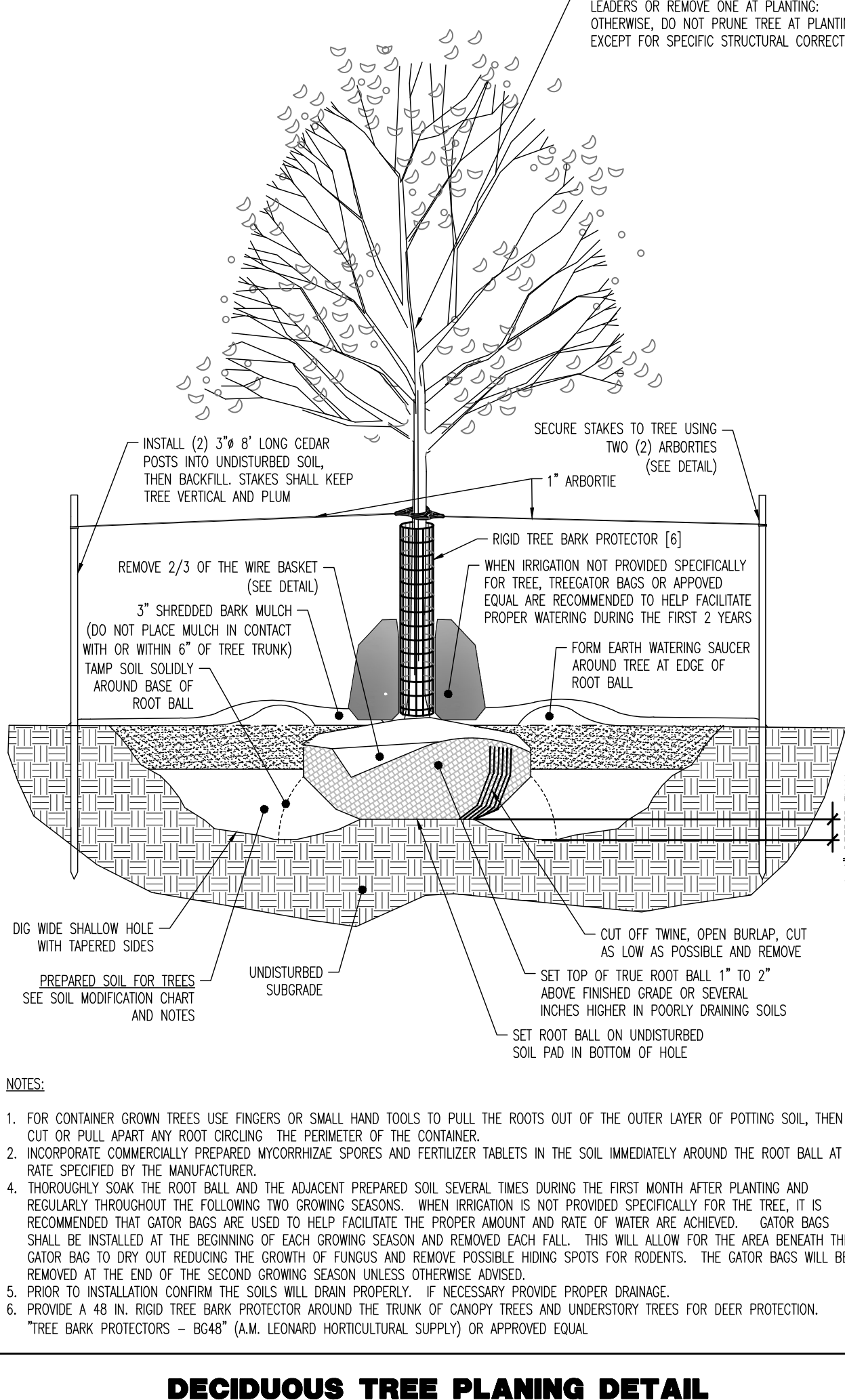
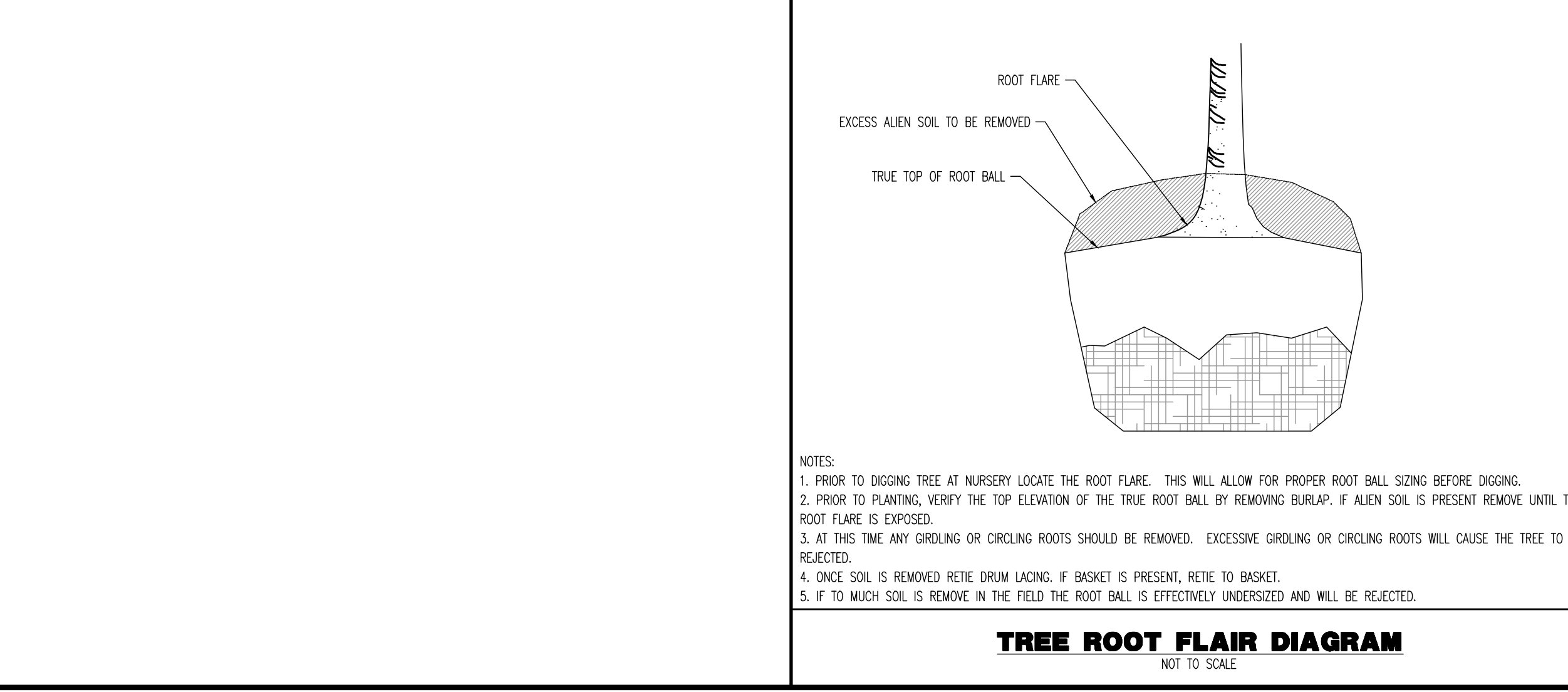
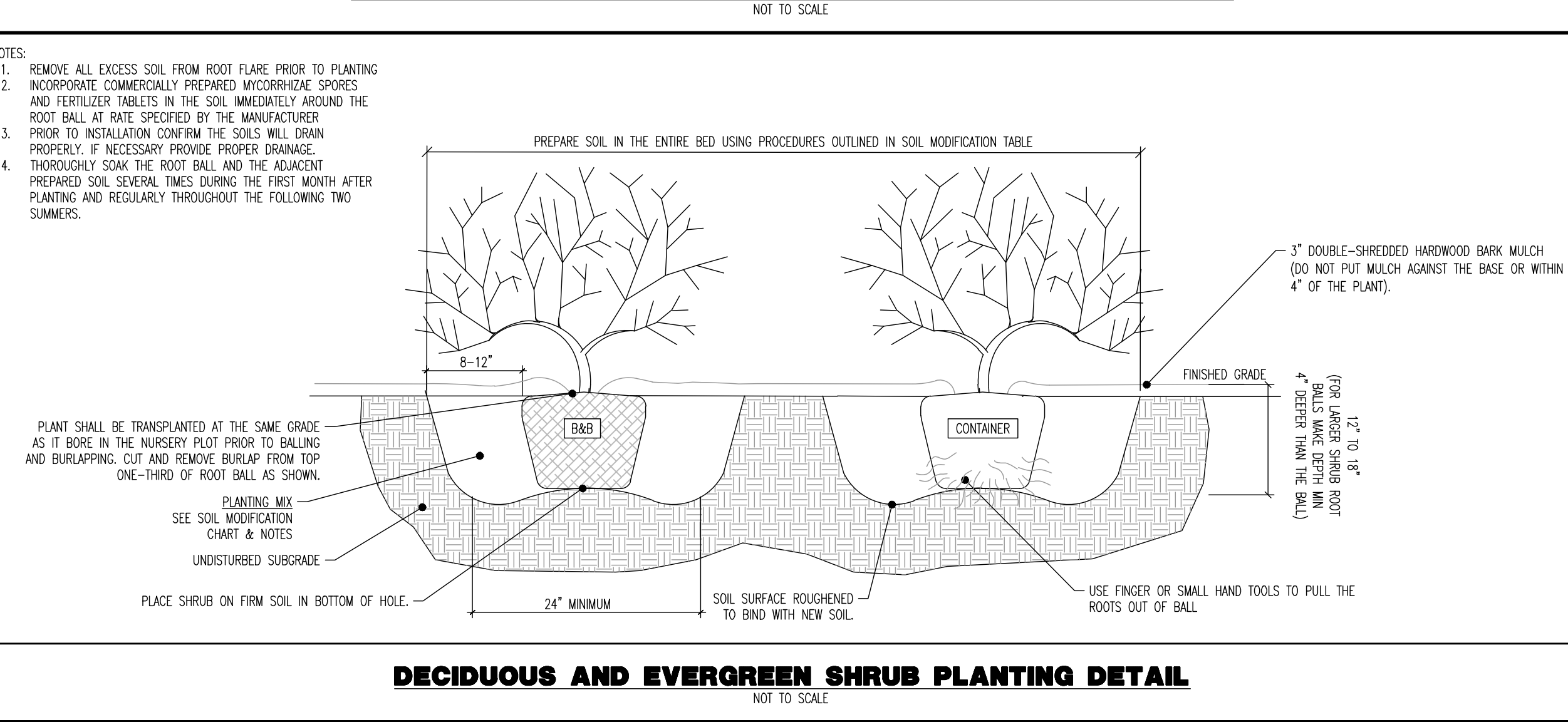
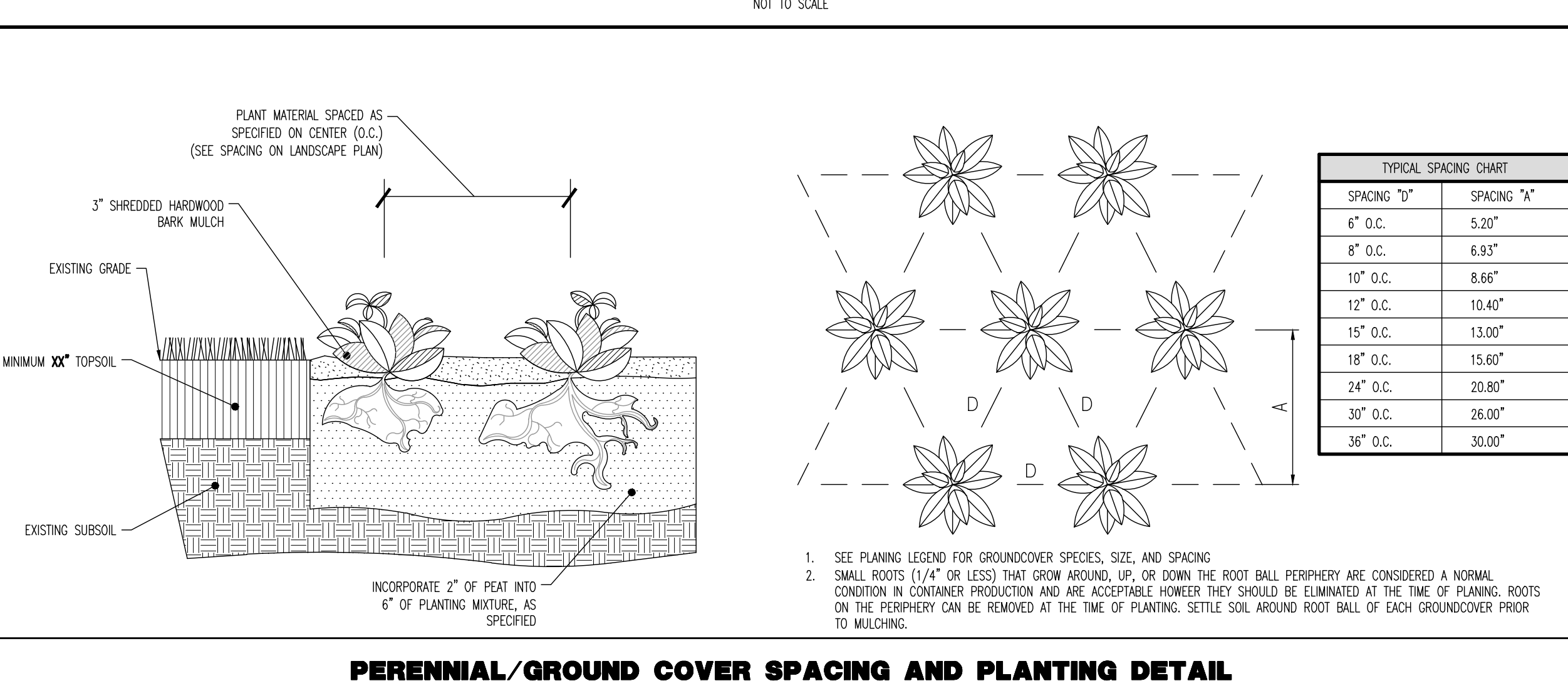
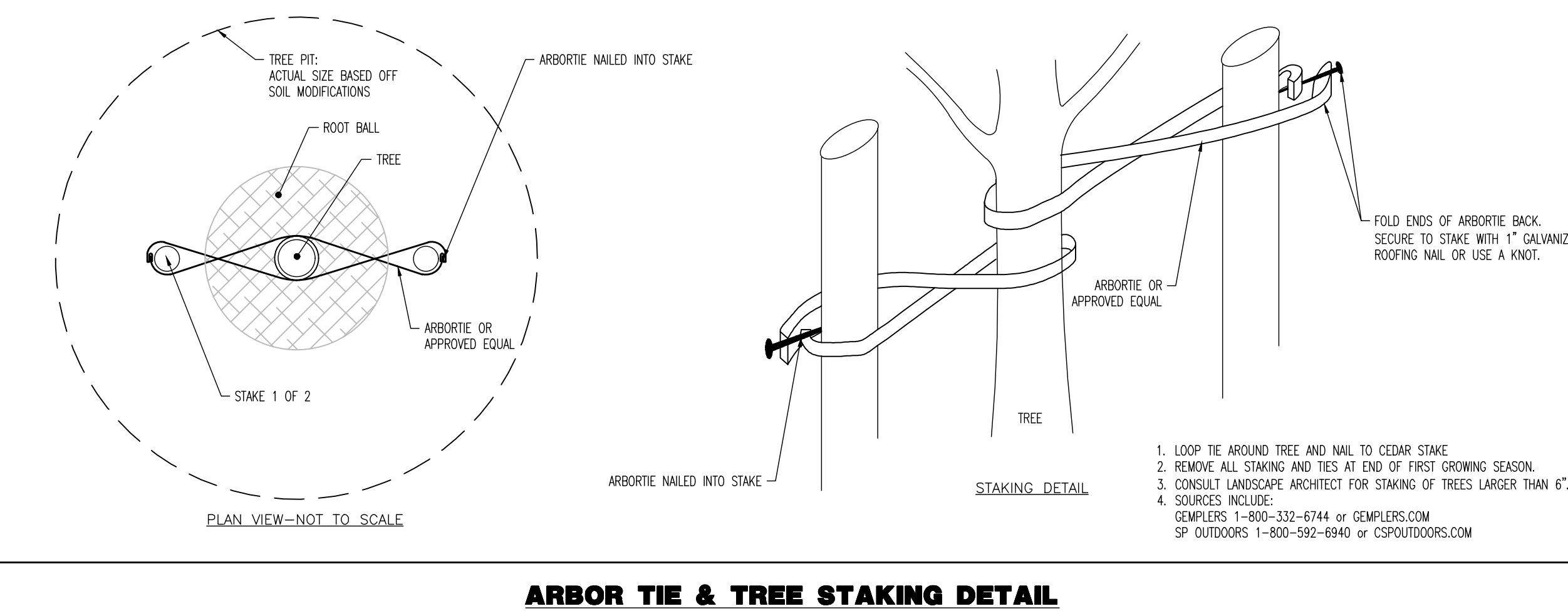
FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON:

ACER RUBRUM BETULA VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES KOLEOSTRIBA LIQUIDAMBAR SYRACIFOLIA LIRIODENDRON TULIPFERA PLATANUS ACEROLIA	POPULUS VARIETIES PRUNUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES SALIX WEEDING VARIETIES TILIA TOMENTOSA ZEALANDIA VARIETIES
---	--

- ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT. PRIOR TO PLANTING, FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING. IN QUESTION, THIS REQUIREMENT SHALL APPLY TO SEEDING OR SODDING OR PLANTING SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL, SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
C. TOPSOIL - LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, PH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
D. MULCH - FOUR (4") INCHES DOUBLE SHREDED HARDWOOD BARK MULCH.
E. FERTILIZER AND SOIL CONDITIONERS
F. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO NITROGENS.
G. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE "GRO-POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
H. GENERAL WORK PROCEDURES
A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAY'S WORK.
B. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
3. WEEDING
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
4. TOPSOILING
A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
5. SOIL CONDITIONING
A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
20 POUNDS "GRO-POWER"
100 POUNDS AGRICULTURAL CYPSSUM
20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
SOIL MODIFICATIONS:
A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6" TO 12" IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE, OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
B. MODIFY HEAVY CLAY OR SET (MUD) BY ADDING COMPOSTED BARK (UP TO 30% BY VOLUME) AND/OR CYPSSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
6. PLANTING
POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
1. PART COW MANURE BY VOLUME
1. PARTS TOPSOIL BY VOLUME
21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
3 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIA. OF TRUNK CALIPER
B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT. COMPLETE BACK FILL AND WATER THOROUGHLY.
C. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATIONSHIP TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
D. PREPARE RAISED EARTH BASKIN AS WIDE AS PLANTING HOLE OF EACH TREE.
E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
G. GROUND COVER
A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY THE OWNERS. ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEAN-UP
A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIE DOWN AND SECURE STAKES AND CUT SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRASSING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.



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TITLE: **LANDSCAPE NOTES AND DETAILS**

PROJECT: **MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER**
BL0CK 105, LOT 64-0.1
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1956-24-04187
DATE: 07/16/2025
DRAWN BY: AMN
DESIGNED BY: KED
CHECKED BY: RRR
CHECKED BY: -

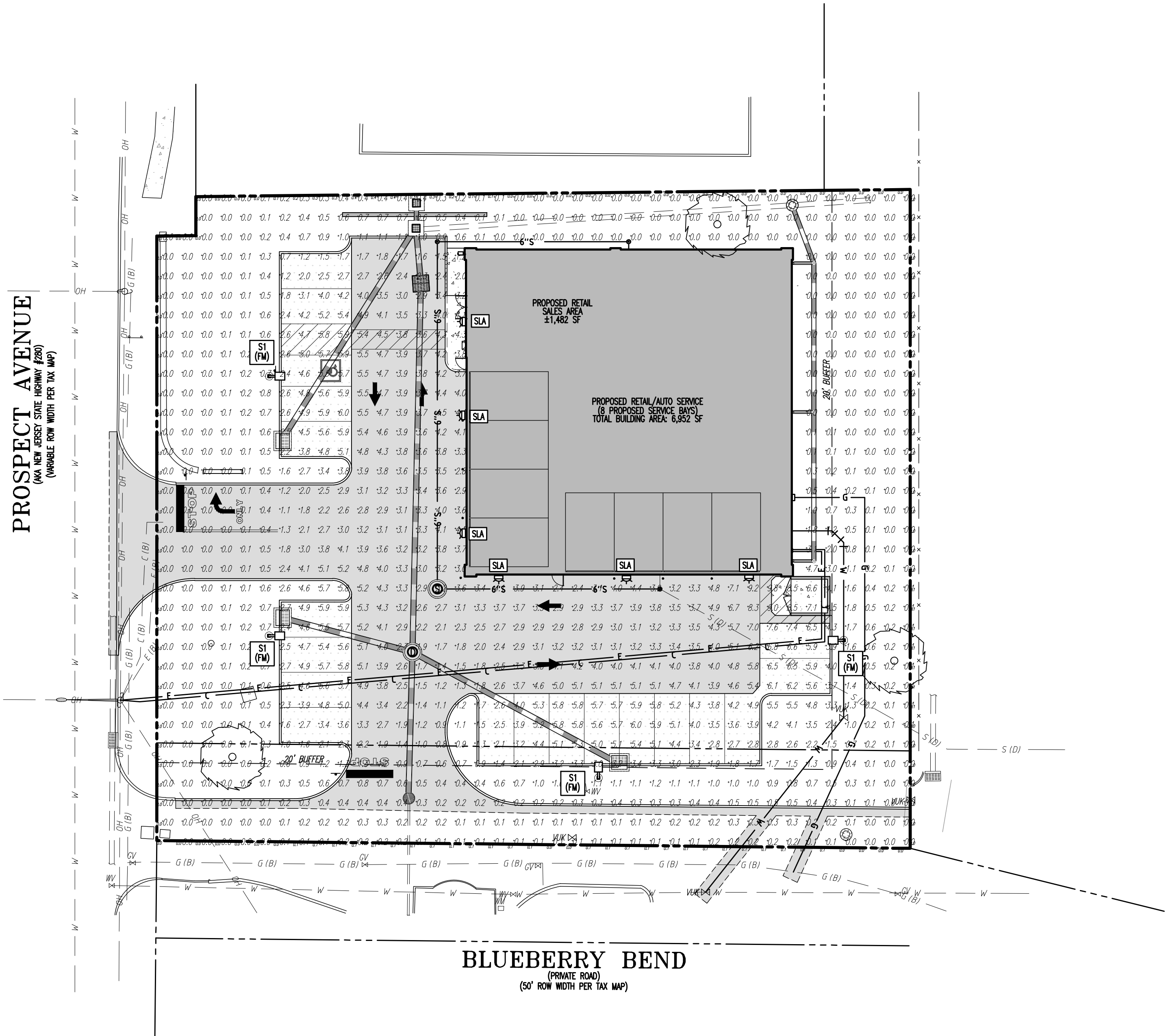
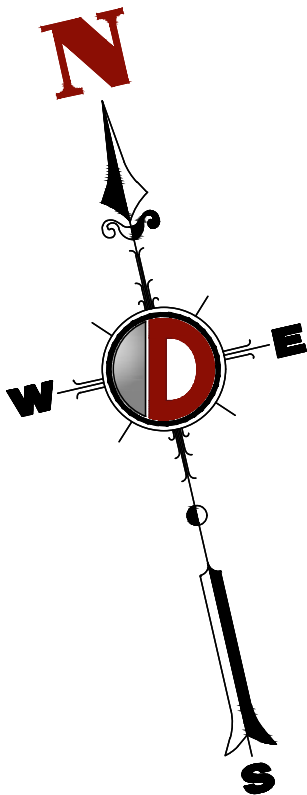
SCALE: (H) NOT TO SCALE
SHEET No: 9 OF 20

Rev. # 0

RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

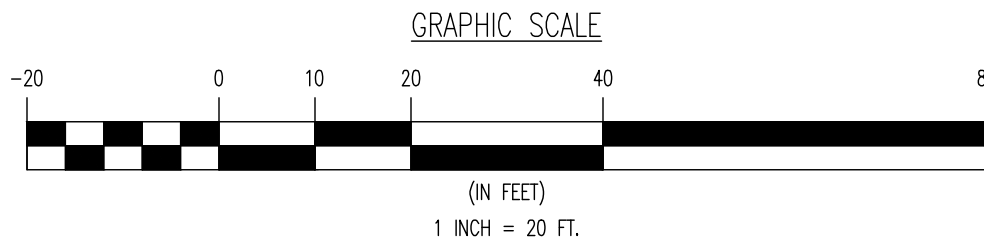
MARLA A. ROLLER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00053700

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EXISTING LIGHT AND LANDSCAPE
FEATURES HAVE NOT BEEN MODELED
AS A PART OF THIS LIGHTING PLAN

SEE SHEET 11 OF 20 FOR LIGHTING PLAN NOTES



LIGHTING DESIGN PREPARER NOTES

A. THE LIGHTING DESIGN APPEARING ON THIS PLAN WAS PREPARED BY CED NATIONAL ACCOUNTS DESIGN SOLUTIONS (LAST REVISED: 07/14/2025)

CED NATIONAL ACCOUNTS DESIGN SOLUTIONS
1920 WESTRIDGE DRIVE
IRVING, TX 75039
EMAIL: INFO@CEDNATIONALACCOUNTS.COM

LIGHTING LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	B-U-G RATING	LIGHT LOSS FACTOR	MANUFACTURER
	6	SLA	23.26	18	SINGLE	B1-U0-G2	0.900	LSI
	4	S1	111	12.5	WALL MOUNTED	B1-U0-G1	0.900	LITHONIA LIGHTING

ISO CURVE LINES ARE MAINTAINED AND SHOWN AT 1.0, 0.5, AND 0.1 FC.

(FM) = FLUSH MOUNT FOUNDATION (PED) = PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

STATISTICAL AREA SUMMARY					
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.
PROPERTY LINE	0.04	0.4	0.0	N/A	N/A
SITE PLANNAR	1.76	9.8	0.0	N/A	N/A

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TITLE: **LIGHTING PLAN**

PROJECT: **MAVIS TIRE SUPPLY, LLC
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER**
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 1956-24-04187
DRAWN BY: RPK
DESIGNED BY: KED
CHECKED BY: RRR
CHECKED BY: -

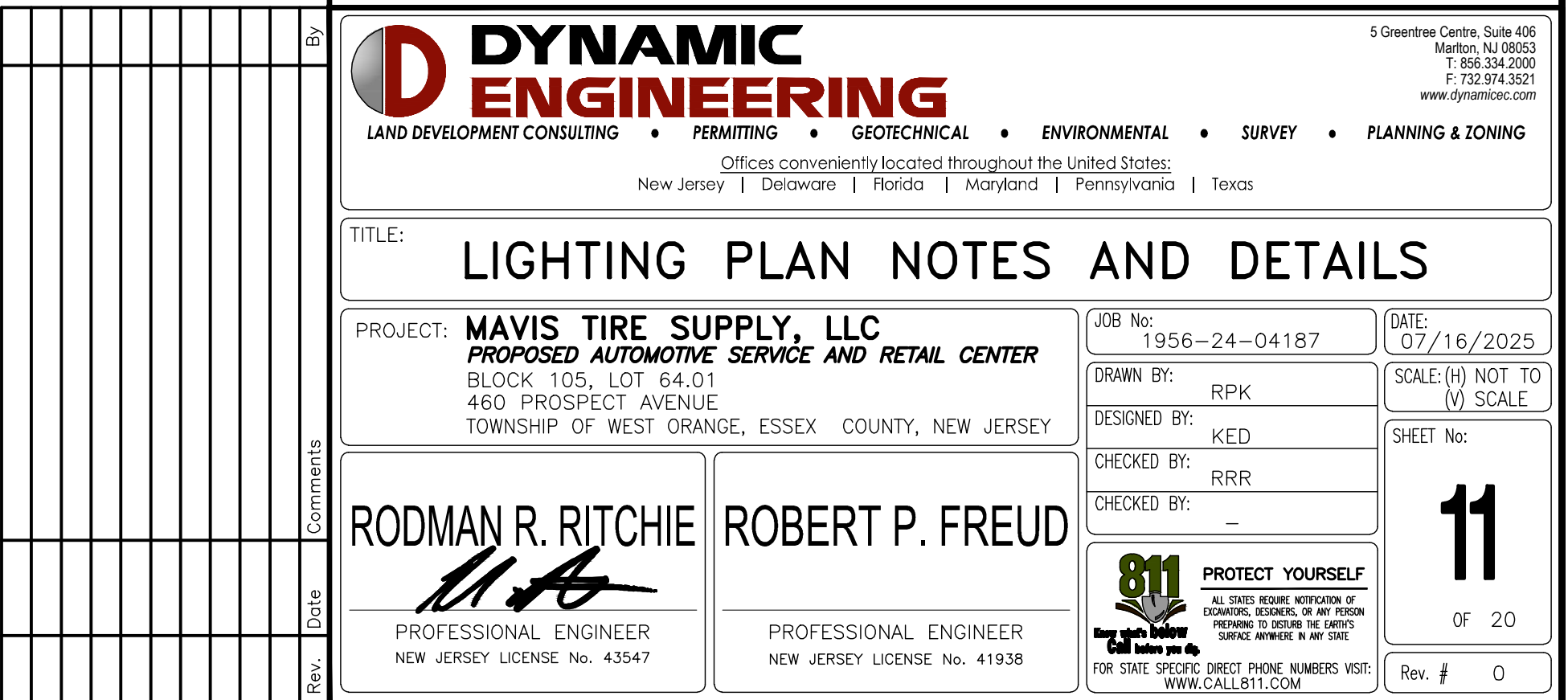
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SCALE: (H) 1"=20'
(V)
SHEET No: **10**
OF 20

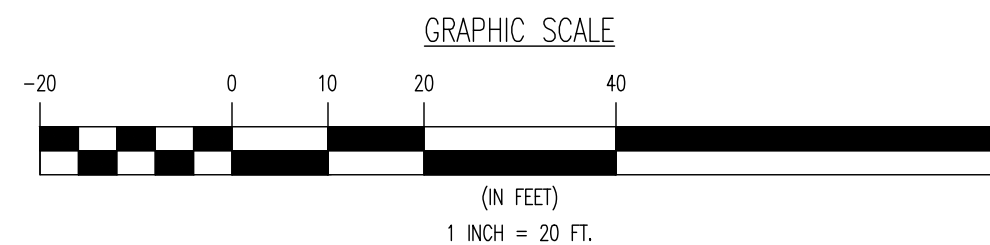
RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

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1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDELINE POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
6. THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY AFFECT ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.
7. IN THE R-2 ZONE, THE MINIMUM ILLUMINATION LEVEL FOR PEDESTRIAN WALKWAYS SHALL BE 0.9 FC. §25-14.3 (COMPLIES)
8. IN THE R-2 ZONE, THE MINIMUM ILLUMINATION LEVEL FOR PARKING AREAS SHALL BE 2.0 FC. §25-14.3 (NON-FC)





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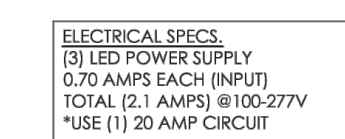
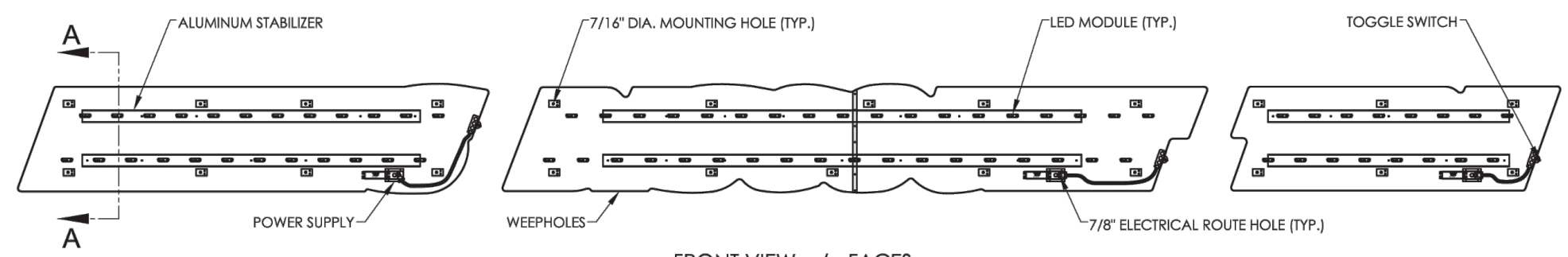
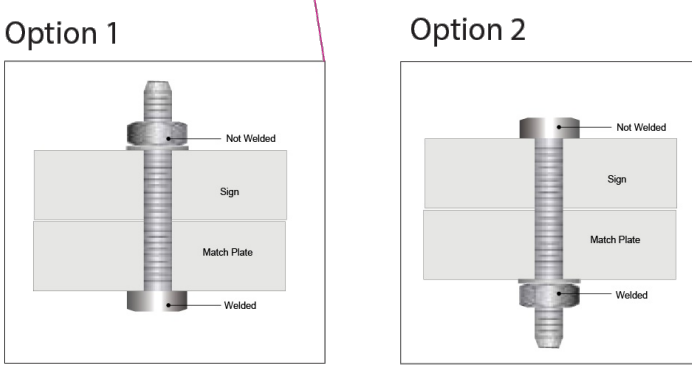
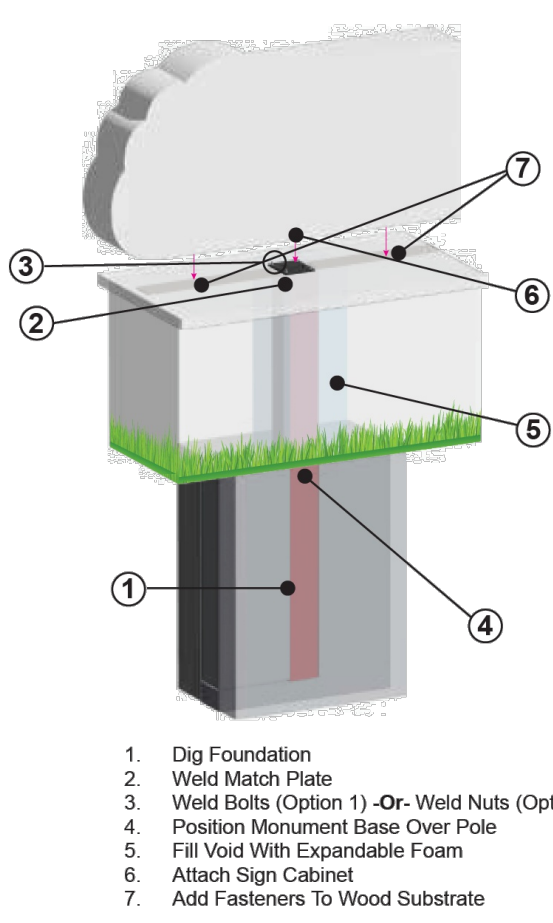
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GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

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NOTE: DETAIL SHOWN MAY NOT REFLECT THE ACTUAL WALL CONSTRUCTION AS WALL TYPE PER SITE. IT IS THE INSTALLER'S RESPONSIBILITY TO IDENTIFY THE ACTUAL CONSTRUCTION AND THE INSTALLATION ACCORDING

GENERAL NOTES:
 INSTALLER TO PROVIDE COMPLETION PHOTOS OF MOUNTING/CONNECTION POINTS, WIRE ROUTING AND OVERALL ELEVATION.

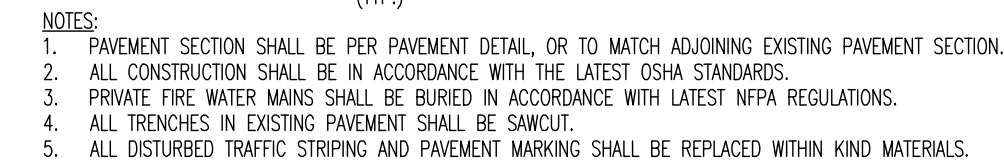
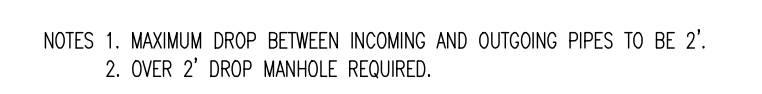
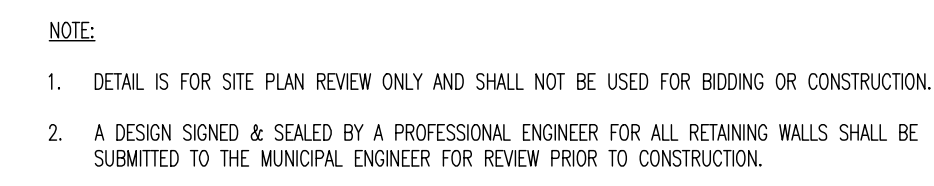
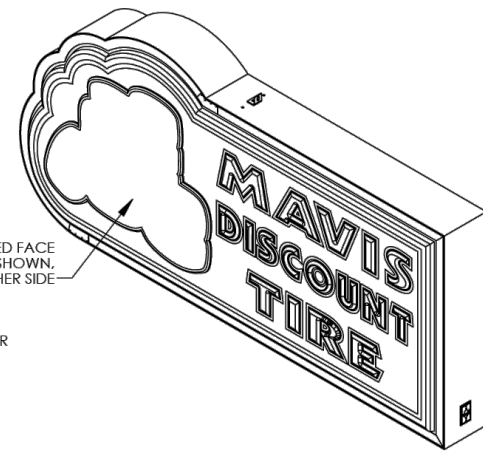
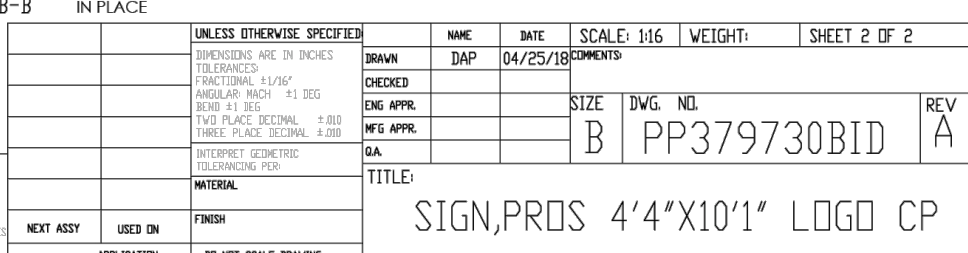
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE (NEC) AND ANY APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

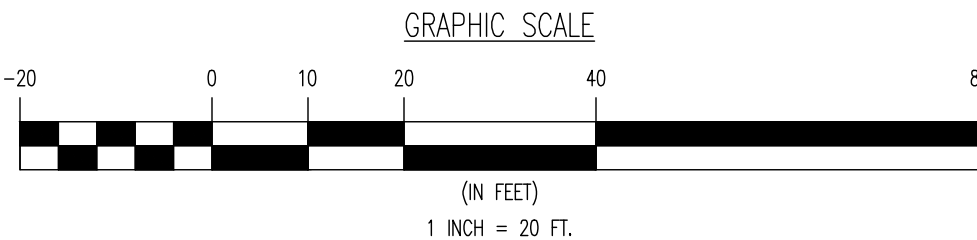
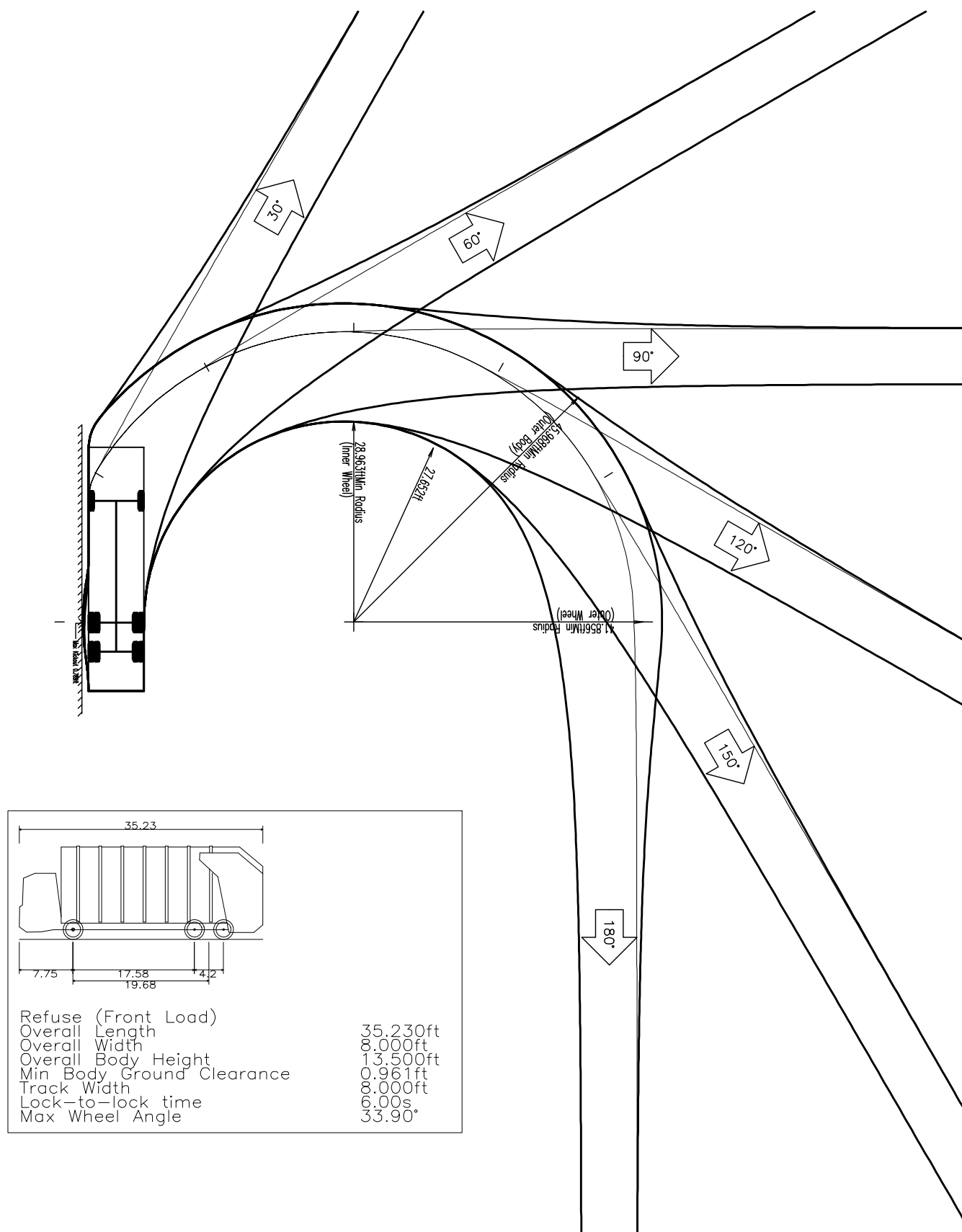
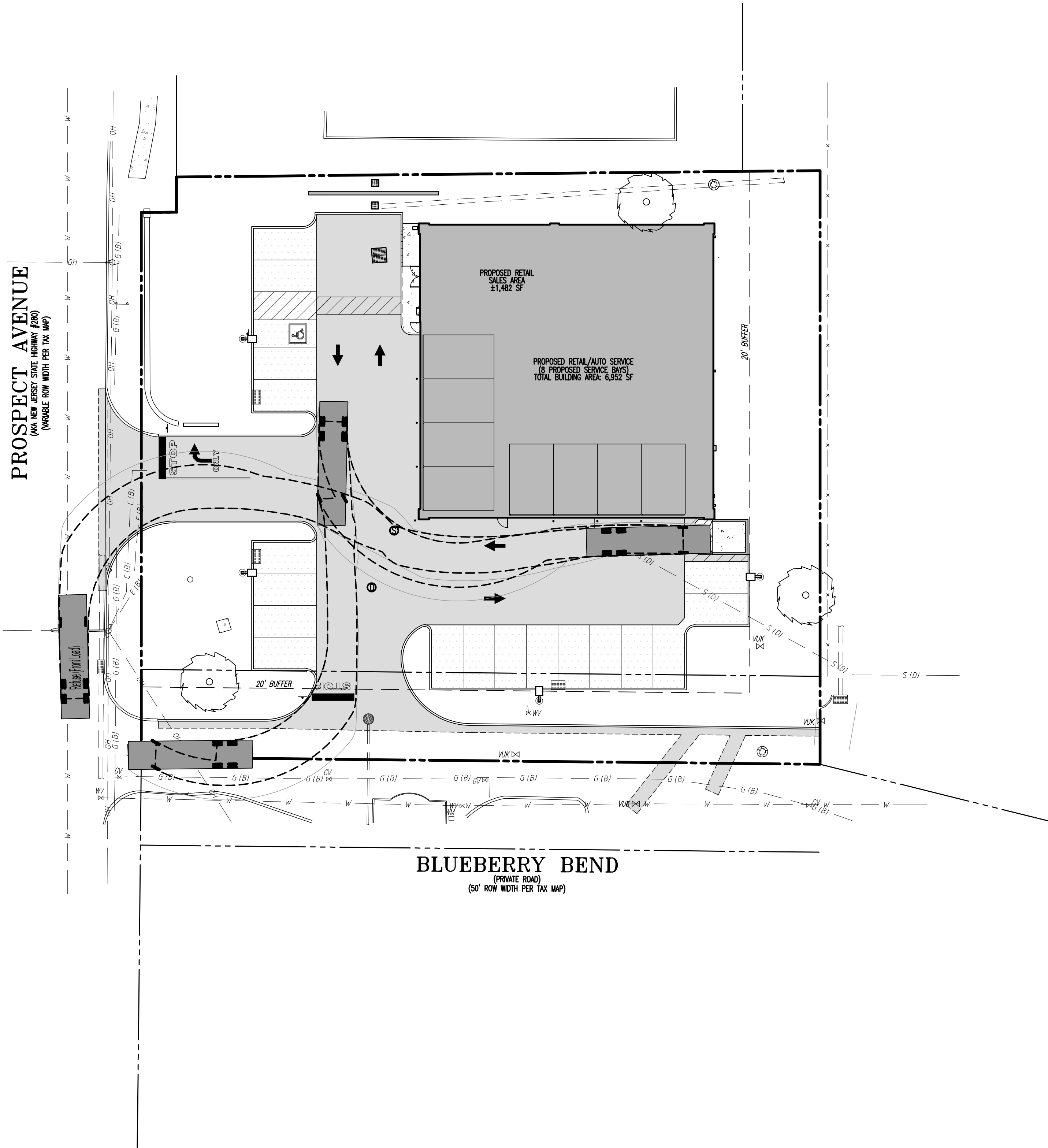
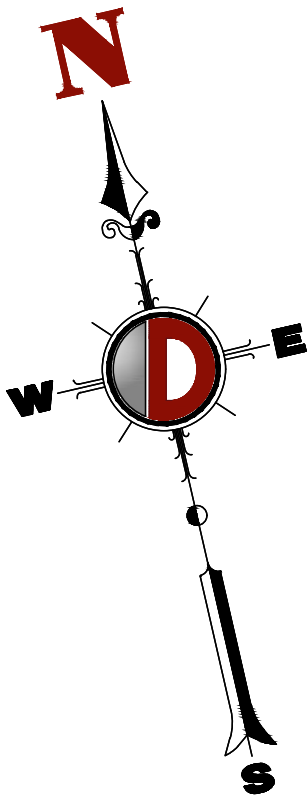
INSTALLER TO VERIFY SIGN IS PROPERLY INSTALLED, COMPLETED AND GROUNDING.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

INSTALLATION INSTRUCTIONS:

1. OPEN PACKAGING CAREFULLY AND INSPECT FOR DAMAGE. IF DAMAGE IS FOUND, CLAIM MUST BE FILED WITHIN 7 DAYS WITH SHIPPING AGENT.
2. DERIVATION FROM THE SIGN TO THE MOUNTING SURFACE: PROVIDE TEMPLATE ON THE SURFACE TO WHICH IT WILL BE INSTALLED. RECEIVE CONFIRMATION FROM CLIENT OR CONTRACTOR.
3. LAYOUT AND PRE-DRILL ALL MOUNTING AND ELECTRICAL HOLES REQUIRED FOR MOUNTING THE SIGN.
4. FILL ALL HOLES WITH SILICONE PRIOR TO MOUNTING THE LETTER CLOUDS.
5. ATTACH LETTER CLOUDS TO MATCHING PRE-DRILLED HOLES WHILE INSURING FASTENERS GO THROUGH LETTER CLOUDS, WALL AND BLOCKING (AS REQUIRED), FASTER WITH HARDWARE: USE PVC SCREWS TO PROTECT BUILDING FINISH SYSTEM OVER SHEATHING (IF REQD).
6. WIRE THE SIGN TO THE PRIMARY MOUNTING OF POWER SUPPLIES FOLLOWING DRILLED ELECTRICAL HOLES.
7. TEST LIGHT FOR PROPER FUNCTION AND ILLUMINATION.
8. PERFORM TOUCH-UP AS REQUIRED.
9. COMPLETE INSTALLATION WORK SITE OF ALL EXCESS MATERIALS AND DEBRIS. DO NOT DISCARD ANY MATERIAL OR DEBRIS ON SITE.





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TITLE:
VEHICLE CIRCULATION (TRASH TRUCK)

PROJECT: **MAVIS TIRE SUPPLY, LLC**
PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER
BLOCK 105, LOT 64.01
460 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

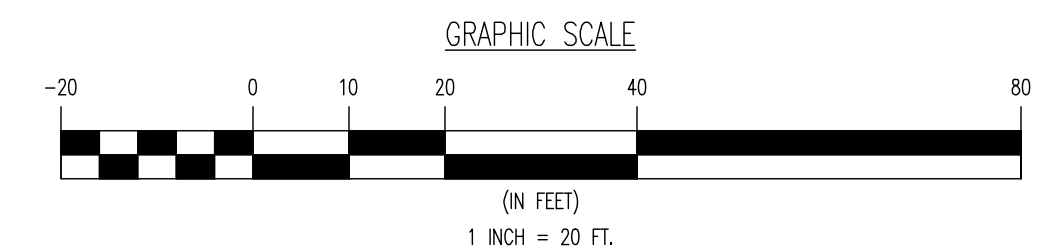
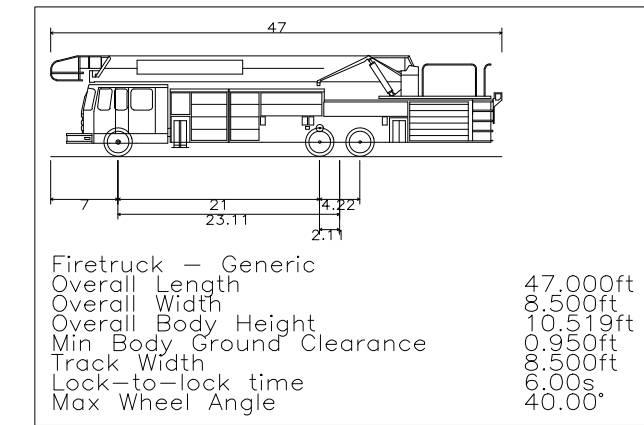
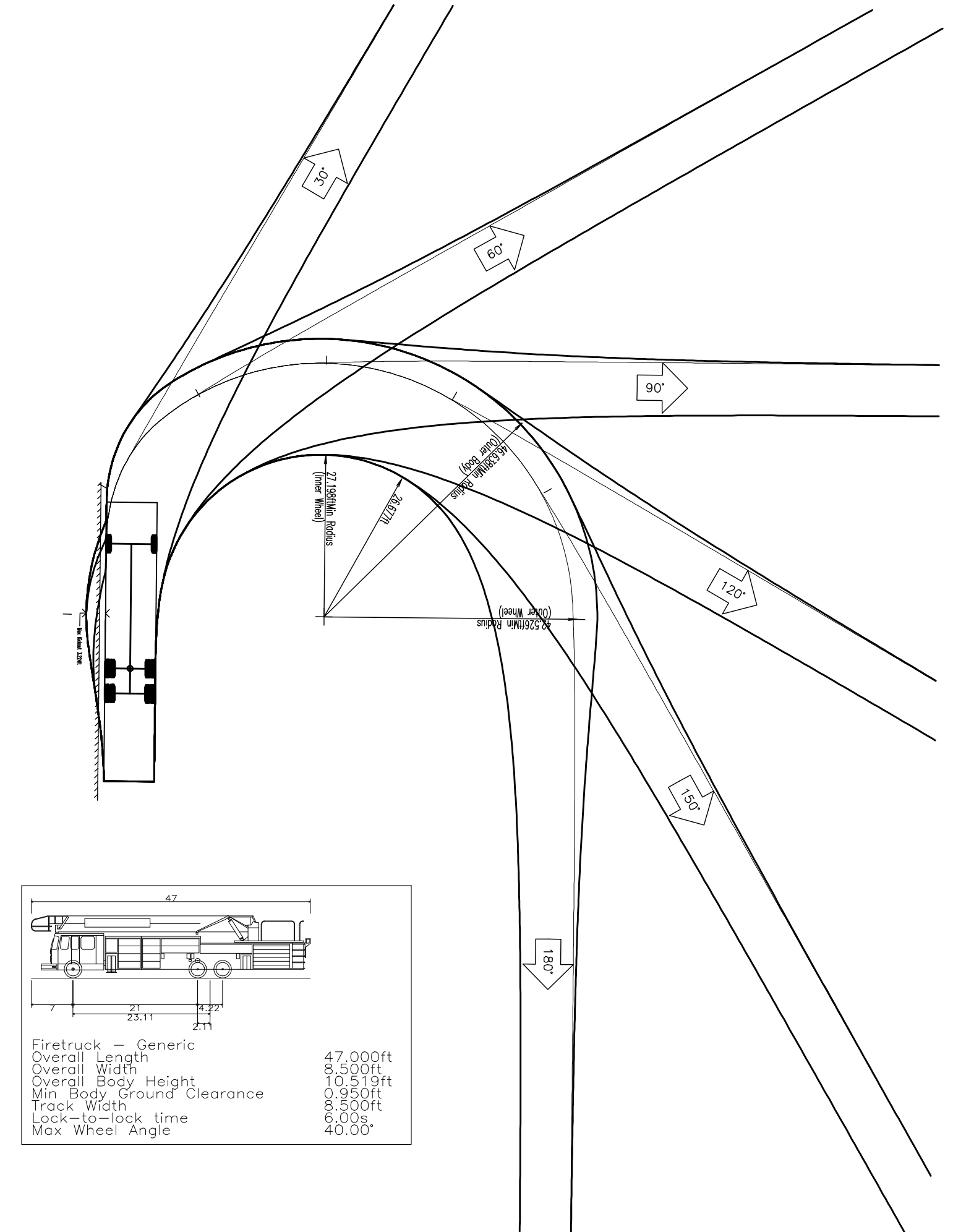
JOB No: 1956-24-04187
DATE: 07/16/2025
DRAWN BY: AMN
DESIGNED BY: KED
CHECKED BY: RRR
CHECKED BY: -

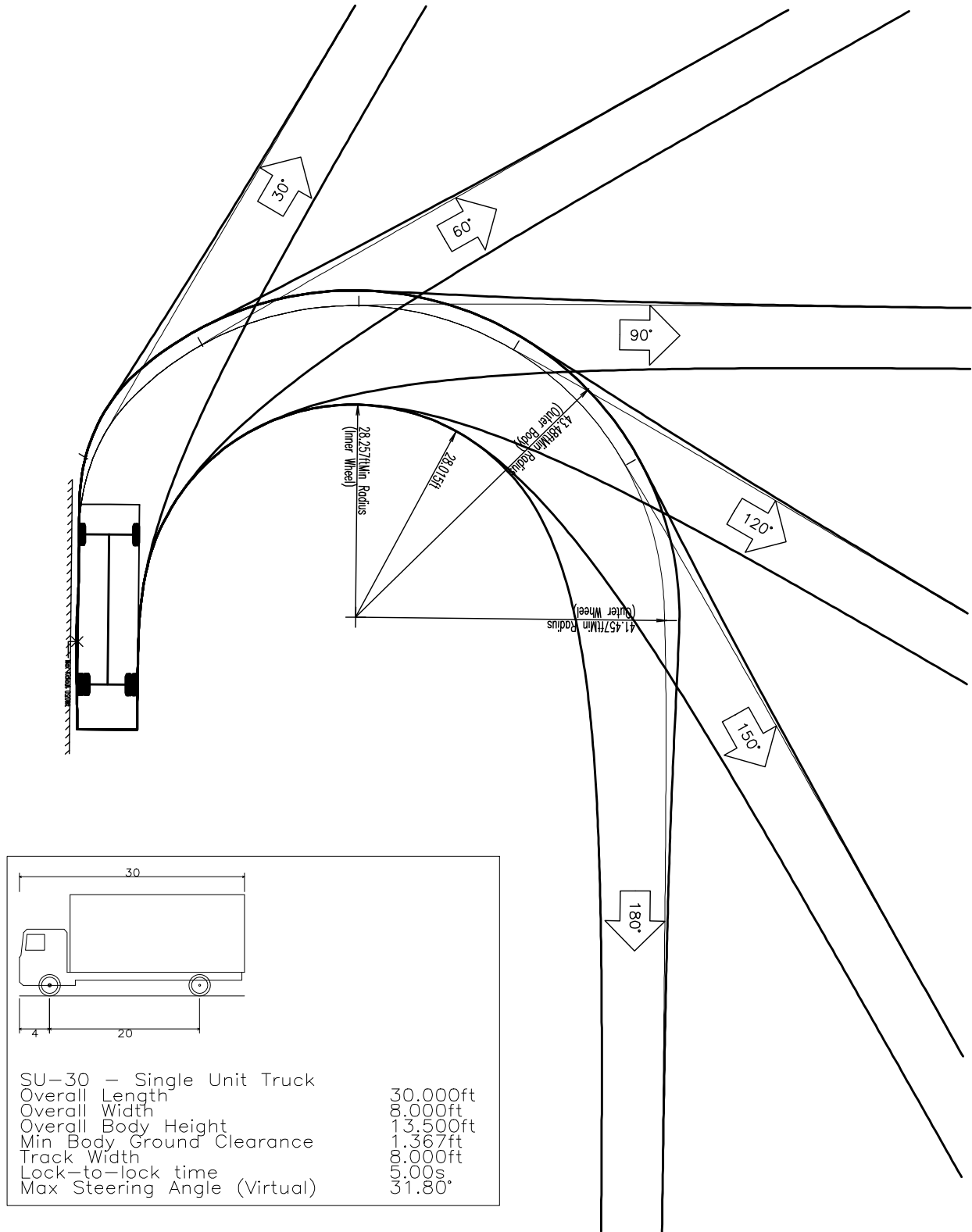
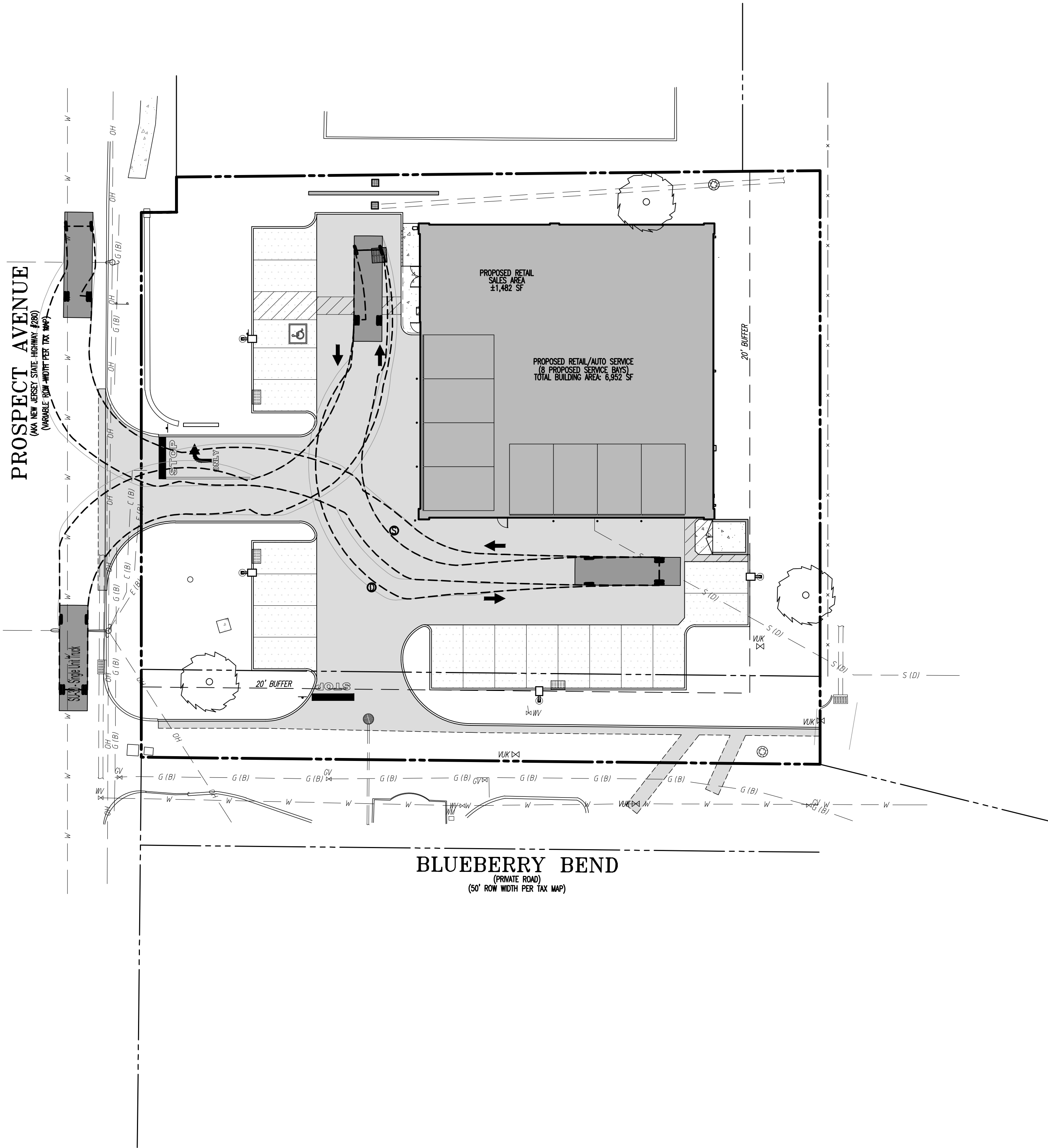
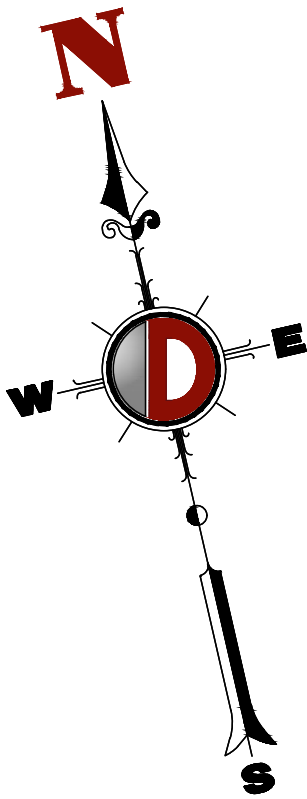
RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 43547

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

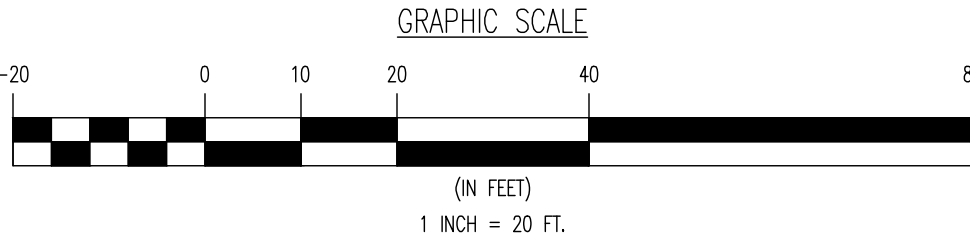
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[illegible]



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	7.000ft
Min Body Ground Clearance	3.500ft
Track Width	6.000ft
Lock-to-lock time	3.000s
Max Steering Angle (Virtual)	31.80°



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TITLE: VEHICLE CIRCULATION (SU-30)	
PROJECT: MAVIS TIRE SUPPLY, LLC PROPOSED AUTOMOTIVE SERVICE AND RETAIL CENTER BLOCK 105, LOT 64.01 460 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 1956-24-04187 DATE: 07/16/2025 DRAWN BY: AMN DESIGNED BY: KED CHECKED BY: RRR CHECKED BY: -
RODMAN R. RITCHIE PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 43547	ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938
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