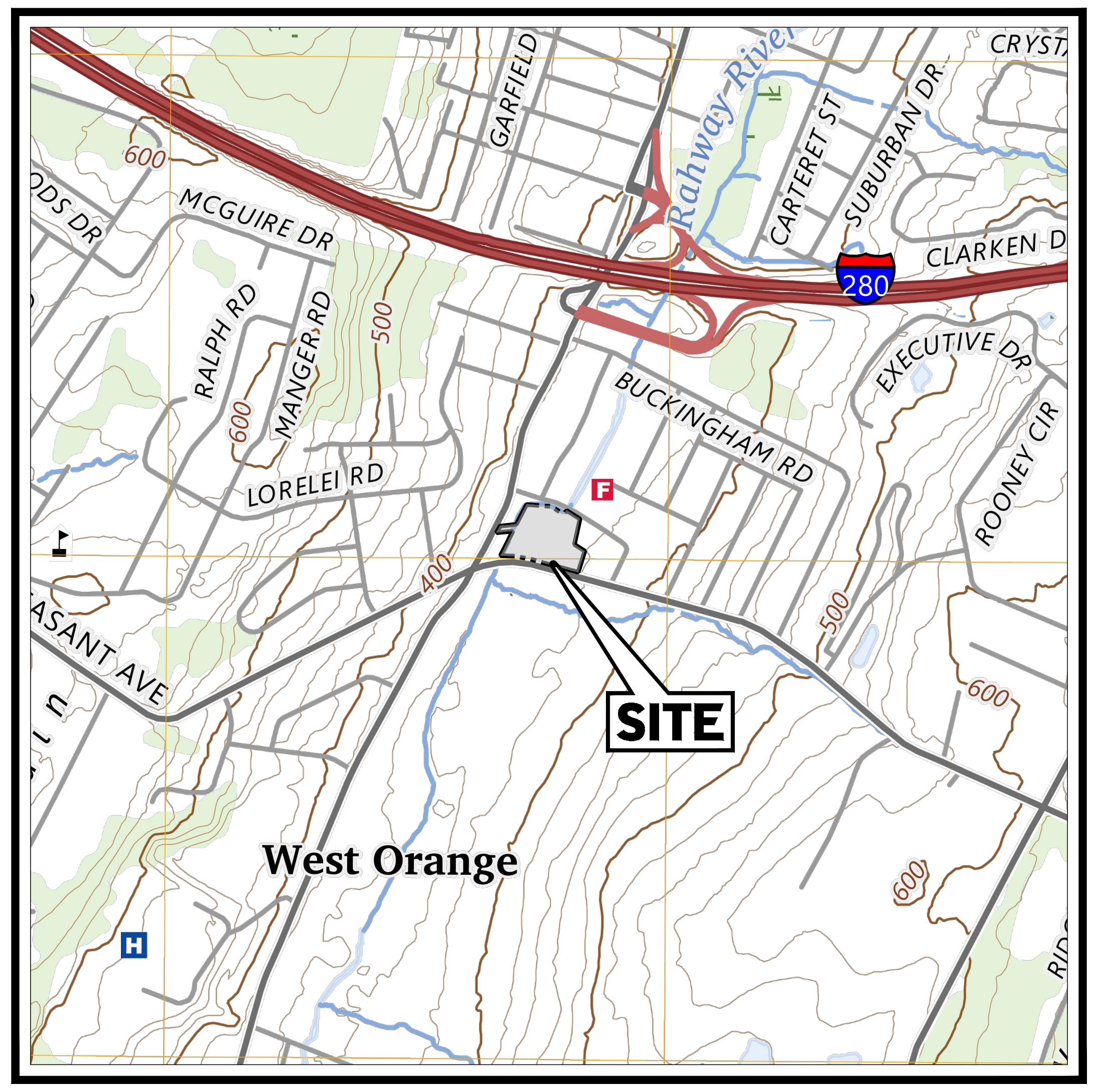
# PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PROPOSED

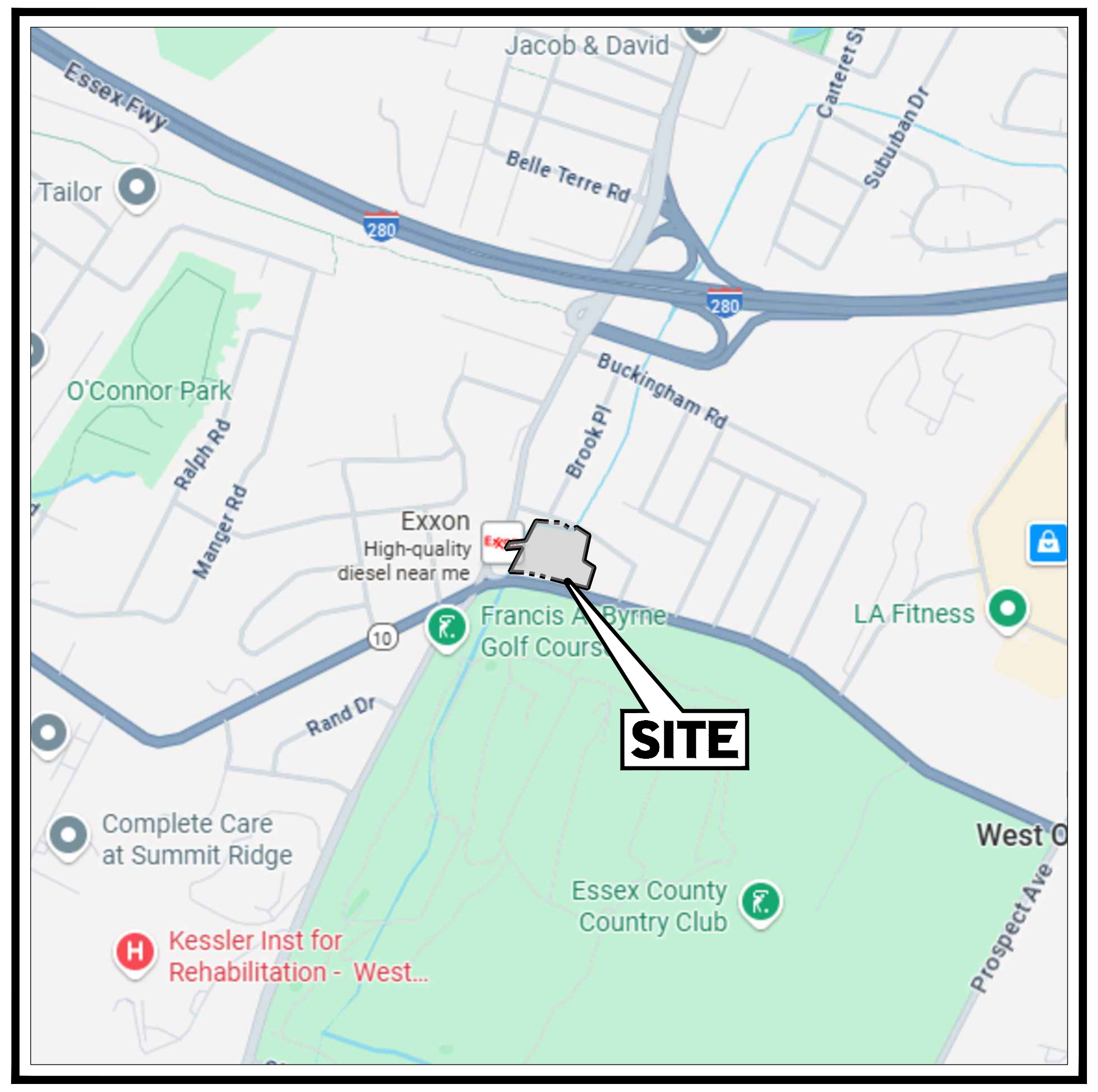
# RETAIL STORE

457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
MAP: 87 | BLK: 157 | LOT: 5



**USGS MAP**

SCALE: 1" = 1,000'
SOURCE: USGS MAP LOCATOR -
CALDWELL QUADRANGLE (2023)



**KEY MAP**

SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

## REFERENCES

**REFERENCES**

- ALTA/NSPS LAND TITLE SURVEY:
  CONTROL POINT ASSOCIATES, INC.
  30 INDEPENDENCE BLVD., SUITE 100
  WARREN, NJ 07059
  DATED: 08/05/2025 (REV. 2)
  JOB #/SURVEY JOB #: 01-230064-00
  ELEVATIONS: NAVD 1988
- ARCHITECTURAL PLAN:
  JEFFREY TAYLOR ARCHITECTS
  572 NORTH BROADWAY
  WHITE PLAINS, NY 10603
  DATED: 06/16/25
- STORMWATER MANAGEMENT REPORT:
  BOHLER
  30 INDEPENDENCE BLVD., SUITE 200
  WARREN, NJ 07059
  DATED: 08/2025
- OPERATIONS AND MAINTENANCE MANUAL:
  BOHLER
  30 INDEPENDENCE BLVD., SUITE 200
  WARREN, NJ 07059
  DATED: 08/2025

**GOVERNING AGENCIES**

- PLANNING & DEVELOPMENT
  66 MAIN STREET
  WEST ORANGE, NJ 07052
  PHONE: (973) 325-4110
  FAX: (973) 325-6359
- BUILDING DEPARTMENT
  66 MAIN STREET
  WEST ORANGE, NJ 07052
  PHONE: (973) 325-4112
  FAX: (973) 325-3959
- FIRE DEPARTMENT
  415 VALLEY ROAD
  WEST ORANGE, NJ 07052
  PHONE: (973) 325-4175
  FAX: (973) 669-1080

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

## PROPERTY OWNERS LIST

WITHIN 200' RADIUS

| Municipality | Block | Lot | Qualifier | Parcel Address | Owner Name | Owner Street | Owner CityState | Owner Zip | Property Mailing |
|---|---|---|---|---|---|---|---|---|---|
| West Orange Township | 155.14 | 1 | | 35 MT.PLEASANT PLACE | ZEWGE, DANIEL & WORKU, RAHEL | 35 MT PLEASANT PL | WEST ORANGE, NJ | 07052 | 35 Mt.Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 155.14 | 3 | | 37 MT. PLEASANT PLACE | WAI,WILLIAM + WENDY | 37 MT PLEASANT PL. | WEST ORANGE, N.J. | 07052 | 37 Mt. Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 155.14 | 5 | | 938 PLEASANT VALLEY WAY | LIM, MANUEL | 938 PLEASANT VALLEY WAY | WEST ORANGE, NJ | 07052 | 938 Pleasant Valley Way, West Orange, NJ, 07052 |
| West Orange Township | 155.14 | 35 | | 25 BROOK PLACE | COHEN, JACOB (TRUSTEE) | 924 WREN DR | SAN JOSE, CA | 95125 | 25 Brook Place, West Orange, NJ, 07052 |
| West Orange Township | 157 | 1 | | 40 MT.PLEASANT PLACE | ALIAN CORPORATION% MARK STRANFORD | 960 PLEASANT VALLEY WAY | WEST ORANGE, NJ | 07052 | 40 Mt.Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 157 | 2 | | 473 MT. PLEASANT AVENUE | ARMALADEX, LLC. | 90 FOREST AVENUE | ORADELL, NJ | 07649 | 473 Mt. Pleasant Avenue, West Orange, NJ, 07052 |
| West Orange Township | 157 | 5 | | 457 MT. PLEASANT AVENUE | DIENER MT PLEASANT ASSOCIATES LTD. | 25 MAIN STREET, SUITE 200 | HACKENSACK, NJ | 07601 | 457 Mt. Pleasant Avenue, West Orange, NJ, 07052 |
| West Orange Township | 157 | 8 | | 8 MT. PLEASANT PLACE | SINGH, SURINDER | 56 TERRACE AVE | WEST ORANGE, N.J. | 07052 | 8 Mt. Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 157 | 8.02 | | 22 MT. PLEASANT PLACE | CAPUTO, JAMES & MELISSA | 22 MT. PLEASANT PLACE | WEST ORANGE, N.J. | 07052 | 22 Mt. Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 157 | 8.03 | | 24 MT. PLEASANT PLACE | ROMUL, AMILUS & MICHELENE | 24 MOUNT PLEASANT PL | WEST ORANGE, NJ | 07052 | 24 Mt. Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 155.12 | 19 | | PEMBROKE TERRACE | TOWNSHIP OF WEST ORANGE | 66 MAIN ST | WEST ORANGE, N.J. | 07052 | Pembroke Terrace, West Orange, NJ, 07052 |
| West Orange Township | 155.12 | 39 | | 26 BROOK PLACE | AKINYOADE, ADEDAMOLA | 26 BROOK PLACE | WEST ORANGE, NJ | 07052 | 26 Brook Place, West Orange, NJ, 07052 |
| West Orange Township | 155.12 | 40 | | 24 BROOK PLACE | NEUSTADT BERNARD R & W HELEN L | 24 BROOK PLACE | WEST ORANGE NEW JERSEY | 07052 | 24 Brook Place, West Orange, NJ, 07052 |
| West Orange Township | 157 | 8.05 | | 447-449 MT. PLEASANT AVE | 449 WEST ORANGE LLC, | 447-449 MT PLEASANT AVE | WEST ORANGE, NJ | 07052 | 447-449 Mt. Pleasant Ave, West Orange, NJ, 07052 |
| West Orange Township | 157 | 8.06 | | 20 MT. PLEASANT PLACE | YOUNT, MATTHEW & KELLY | 20 MT.PLEASANT PLACE | WEST ORANGE, NJ | 07052 | 20 Mt. Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 157 | 11 | | 960 PLEASANT VALLEY WAY | IMSA, INC.% MARK STRANFORD | 960 PLEASANT VALLEY WAY | WEST ORANGE, NJ | 07052 | 960 Pleasant Valley Way, West Orange, NJ, 07052 |
| West Orange Township | 157.01 | 11 | | MT. PLEASANT AVENUE | COUNTY OF ESSEX | 115 CLIFTON AVENUE | NEWARK,N.J. | 07114 | Mt. Pleasant Avenue, West Orange, NJ, 07052 |
| West Orange Township | 172.02 | 1 | | 965 PLEASANT VALLEY WAY | 965 PLEASANT VALLEY WAY, LLC. | 1209 ORANGE STREET | WILMINGTON, DE | 19801 | 965 Pleasant Valley Way, West Orange, NJ, 07052 |
| West Orange Township | 172.02 | 4 | | 977 PLEASANT VALLEY WAY | 977-983PLEASANT VALLEY WAY CO. | 5 MARTINDALE RD. | SHORT HILLS, N.J. | 07078 | 977 Pleasant Valley Way, West Orange, NJ, 07052 |
| West Orange Township | 172.02 | 6 | | 993 PLEASANT VALLEY WAY | IMMC993 LLC, | 993 PLEASANT VALLEY | WEST ORANGE, NJ | 07052 | 993 Pleasant Valley Way, West Orange, NJ, 07052 |
| West Orange Township | 172.02 | 8.01 | | 955 PLEASANT VALLEY WAY | TROJAN STORAGE OF WEST ORANGE LLC | 222 N PACIFIC HWY #1900 | EL SEGUNDO, CA | 90245 | 955 Pleasant Valley Way, West Orange, NJ, 07052 |
| West Orange Township | 155.07 | 2 | | 23 MT. PLEASANT PLACE | CAPSTRAW, TIMOTHY & CHELSEA | 23 MT. PLEASANT PL. | WEST ORANGE, NJ | 07052 | 23 Mt. Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 155.07 | 4 | | 19 MT. PLEASANT PLACE | GOLITSYN,NIKITA V+HYLAND,PATRICIA J | 19 MOUNT PLEASANT PL | WEST ORANGE, NJ | 07052 | 19 Mt. Pleasant Place, West Orange, NJ, 07052 |
| West Orange Township | 155.07 | 36 | | 25 MT. PLEASANT PLACE | TOWNSHIP OF WEST ORANGE | 66 MAIN STREET | WEST ORANGE, N.J. | 07052 | 25 Mt. Pleasant Place, West Orange, NJ, 07052 |

ALSO TO BE NOTIFIED:

***ELECTRIC & GAS***

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

***WATER***

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

***CABLE TV***

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

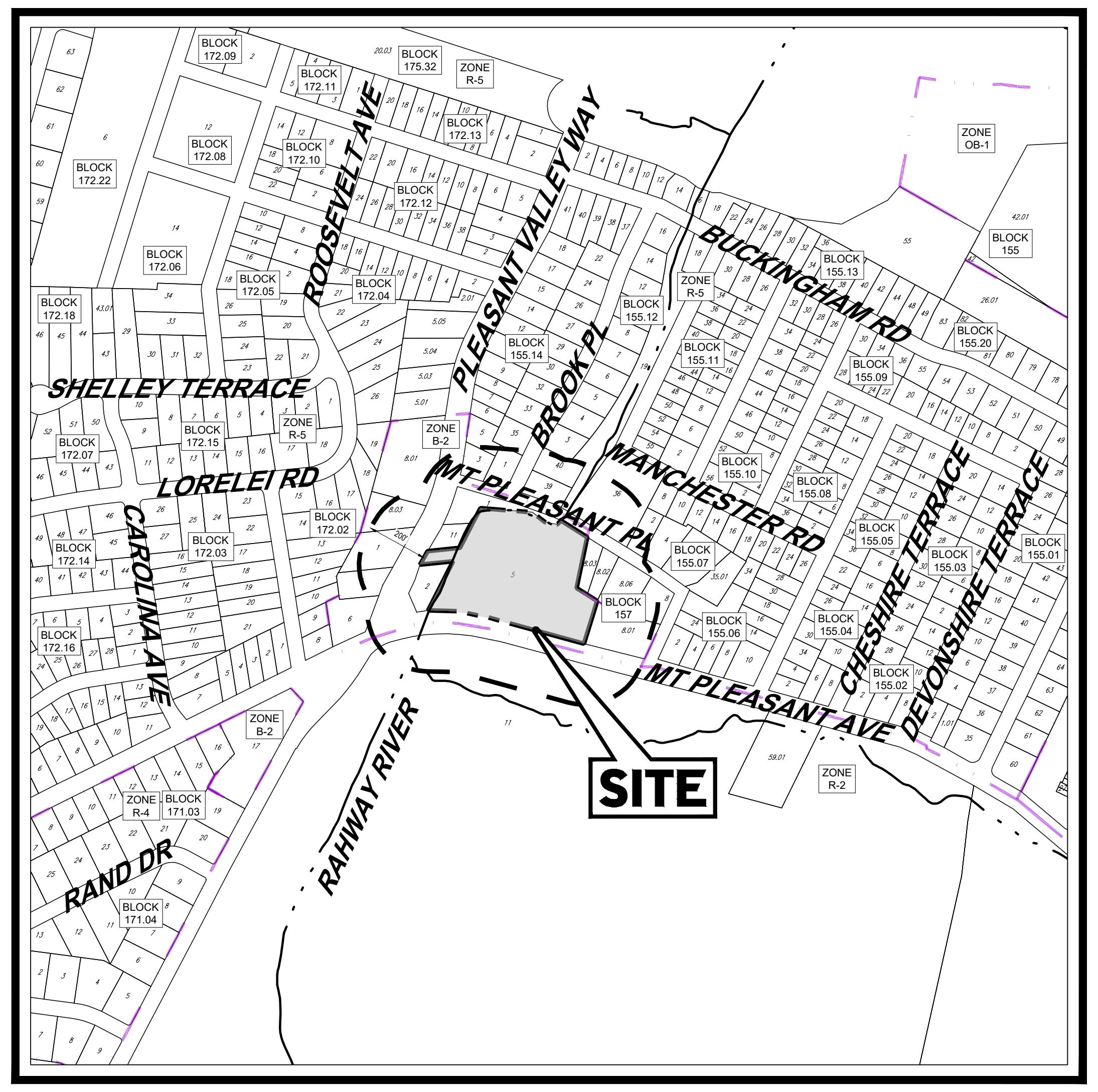
***TELEPHONE***

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

***SEWER***

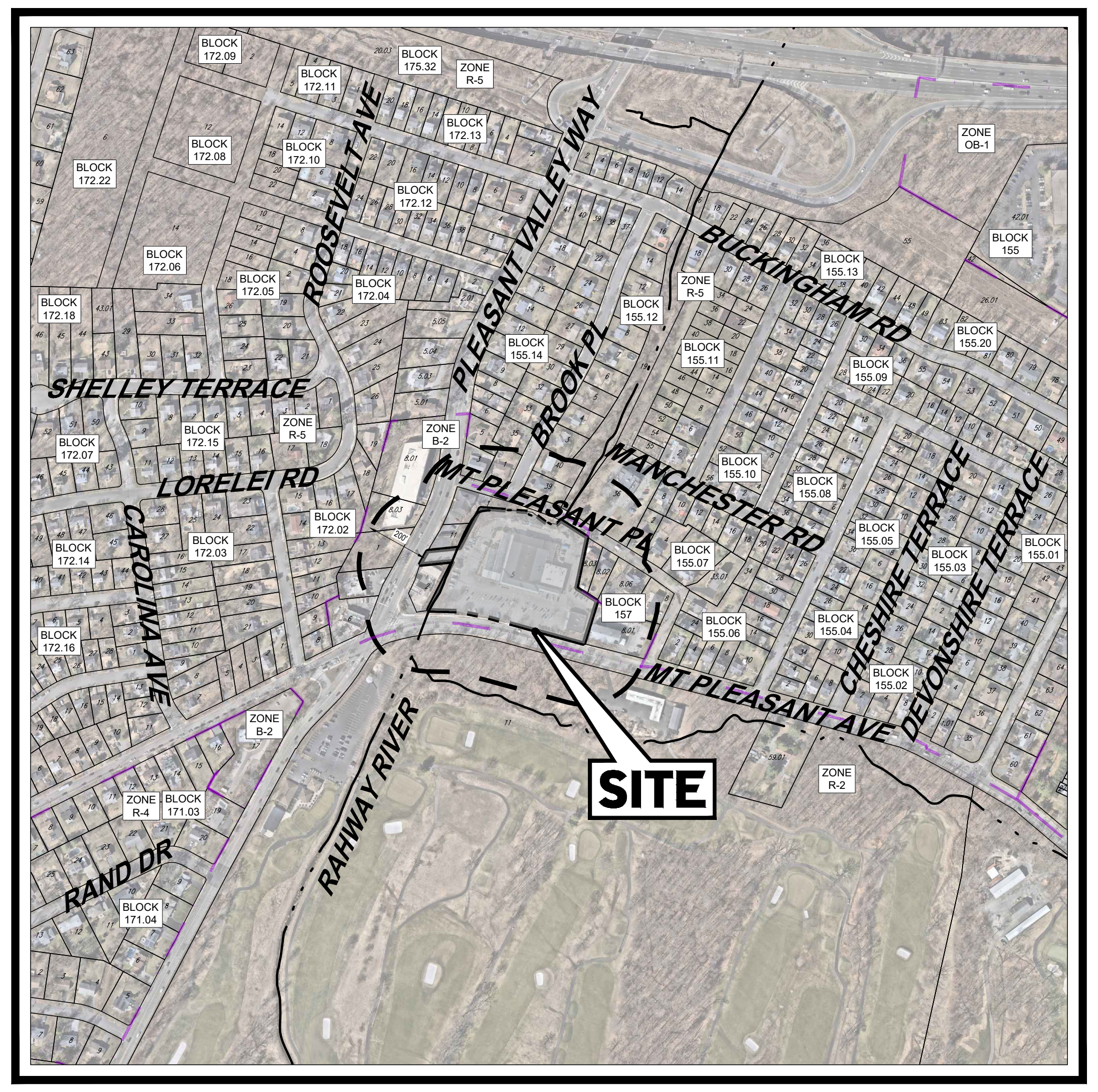
Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



**TAX MAP**

SCALE: 1" = 500'
SOURCE: GIS ESSEX COUNTY
PARCEL DATA MAP



**AERIAL MAP**

SCALE: 1" = 500'
SOURCE: NEARMAP (2025)

## SHEET INDEX

| SHEET TITLE | SHEET NUMBER |
|---|---|
| COVER SHEET | C-101 |
| GENERAL NOTES | C-102 |
| GENERAL LEGEND | C-103 |
| EXISTING CONDITIONS/DEMOLITION PLAN | C-201 |
| SITE PLAN | C-301 |
| TRUCK TURNING PLAN WB-67 (TITLE 39) | C-302 |
| GRADING PLAN | C-401 |
| DRAINAGE PLAN | C-402 |
| UTILITY PLAN | C-501 |
| SOIL EROSION AND SEDIMENT CONTROL PLAN | C-801 |
| SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS | C-802 |
| SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS | C-803 |
| DETAIL SHEET 'A' | C-901 |
| DETAIL SHEET 'B' | C-902 |
| TREE REMOVAL PLAN | L-101 |
| LANDSCAPE PLAN | L-201 |
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| ALTA/NSPS LAND TITLE SURVEY (BY CONTROL POINT ASSOCIATES) | 1 OF 1 |

## APPROVAL BLOCK

**TOWNSHIP PLANNING BOARD APPROVAL**
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, NEW JERSEY.

CHAIRMAN DATE

SECRETARY DATE

MUNICIPAL ENGINEER DATE

## OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 157 LOT 5 AND CONSENT TO THE FILING OF THE APPLICATION.

L. B. Diener Partner 7/25/25

SIGNATURE DATE
DIENER MT PLEASANT ASSOCIATES LTD.

PREPARED BY

BOHLER

---

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| **PROJECT No.:** | NJA230139.00-1A |
| **DRAWN BY:** | CRA / TGH |
| **CHECKED BY:** | TXL |
| **DATE:** | 08/14/2025 |
| **CAD I.D.:** | P-CIVL-CNDS |

**PROJECT:**

***PRELIMINARY & FINAL MAJOR SITE PLAN***

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
*www.BohlerEngineering.com*
NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

***T. LAM***

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

***COVER SHEET***

SHEET NUMBER:

C-101

REVISION 1 - 09/17/2025

Sep 24, 2025
G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-NJA230139.00-1A----->LAYOUT: C-101 COVR
TH

## GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW 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 EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

## SITE LAYOUT NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
6. WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NJDEP REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
7. ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

## *PARTIAL SITE PLAN NOTE*

(Rev. 1/2025)

THE SITE DESIGN INFORMATION INCLUDING, BUT NOT LIMITED TO, DRAWINGS, NOTATIONS AND/OR CALCULATIONS WHICH THE ENGINEER OF RECORD AND BOHLER, LLC (HEREIN "BOHLER") ARE PROVIDING WITHIN THIS PLAN IS STRICTLY LIMITED TO THE AREA OF THE SITE WHICH IS DESCRIBED AS THE "SUBJECT AREA OF THIS PLAN". ANY INFORMATION WHICH IS INCLUDED ON THIS PLAN, BUT IS NOT INCLUDED IN THE AREA DESCRIBED AS THE "SUBJECT AREA OF THIS PLAN" CONSTITUTE GRAPHICAL REPRESENTATIONS OF EXISTING CONDITIONS ONLY, TAKEN FROM THE REFERENCED DOCUMENTS AND INFORMATION. THIS INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. "GRAPHICAL REPRESENTATIONS OF THE EXISTING CONDITIONS" ARE NOT PART OF ENGINEER OF RECORD AND BOHLER WORK AND ARE NOT PART OF THE SITE DESIGN. THE ENGINEER OF RECORD AND BOHLER, CONSEQUENTLY, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE GRAPHICAL REPRESENTATIONS.

## DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
    A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
    B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
    C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED
    D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
    E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
    F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
    G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S OR BOHLER RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
    H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
    I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER, PROFESSIONAL OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
11. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER.
14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
15. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
18. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.
19. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

## GRADING NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE PROFESSIONAL OF RECORD, BOHLER AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
6. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
7. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.
8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ENGINEER OF RECORD APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLING CURBING.
9. THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 2% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
10. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS WHICH ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR, MUST BE DETERMINED AND SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT LICENSED STRUCTURAL ENGINEER DESIGNS ALL WALLS SHOWN HEREON AND THAT PRIOR TO CONSTRUCTION, THE MUNICIPALITY APPROVES ALL SIGNED AND SEALED SHOP DRAWINGS. FURTHER, THE CONTRACTOR MUST ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, ARE MATERIALLY CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).
11. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES INSTALLED ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.

## ACCESSIBILITY DESIGN GUIDELINES

(Rev. 1/2023)

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
   B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
   C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
   D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
   E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
   F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
   G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.
5. ANY WORK PROPOSED IN THE STATE OF NEW JERSEY MUST CONFORM TO THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7, BARRIER-FREE ACCESS.

## OUTSIDE SOURCE NOTES

(Rev. 11/2023)

ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE WHICH IS INDICATED TO HAVE BEEN PREPARED "BY OTHERS" (HEREIN, "BY OTHERS REPORTS, DOCUMENTS AND DETAILS") HAS BEEN OR WILL BE CREATED, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY INVOLVED WITH THIS PROJECT. THE "BOHLER" ENTITY IS NOT IN ANY WAY RESPONSIBLE FOR THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS EVEN IF/WHERE INCLUDED IN THE "BOHLER" ENTITY'S PLANS, REPORTS, ETC. SAME HAS BEEN INCLUDED ON THIS PLAN FOR THE CONVENIENCE, ONLY, OF THE PROJECT OWNER, DEVELOPERS, CONTRACTORS AND CONSULTANTS AND IN ORDER TO COORDINATE THE "BOHLER" ENTITY'S DESIGN WITH THAT OF "OTHERS". THE "BOHLER" ENTITY HAS ASSUMED, FOR PURPOSES OF THIS PLAN, THAT THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS ARE CURRENT AND, IF APPLICABLE, PREPARED IN STRICT ACCORDANCE WITH ALL APPLICABLE COUNTY, STATE, FEDERAL AND OTHER STATUTES, LAWS, RULES, REGULATIONS, ORDINANCES AND THE LIKE. THE "BOHLER" ENTITY SPECIFICALLY DISCLAIMS ANY AND ALL LIABILITY AND RESPONSIBILITY FOR BY OTHERS REPORTS, DOCUMENTS AND DETAILS. THE ENTITY OR PERSON WHO CREATED THE INFORMATION CONTAINED IN THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS (EXCLUDING INFORMATION AND/OR DETAILS SOLELY SUPPLIED BY A JURISDICTION AND/OR GOVERNING BODY) AGREES BY PARTICIPATING IN THIS PROJECT, RECEIVING, REVIEWING, USING AND/OR RELYING UPON THIS DOCUMENT, AND/OR BY AGREEING TO THE PROJECT OWNER/DEVELOPER'S CONTRACT DOCUMENTS, TO DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS THE "BOHLER" ENTITY THAT PREPARED THIS DOCUMENT AND ITS EMPLOYEES FOR ANY AND ALL DAMAGES, INJURIES, COSTS, EXPENSES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, WHICH THE "BOHLER" ENTITY AND/OR ITS EMPLOYEES SUFFER OR INCUR AS A RESULT OF INCLUDING ANY BY OTHERS REPORTS, DOCUMENTS AND DETAILS IN AND ON OR IN THIS PLAN. ANYONE OR ANY ENTITY WHO RECEIVED, RELIES UPON AND/OR USES THIS PLAN, AGREES TO HOLD THE "BOHLER" ENTITY AND ITS EMPLOYEES HARMLESS FROM ANY CLAIMS, DAMAGES, INJURIES, COSTS AND EXPENSES, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR ANY DAMAGES, INJURIES, COSTS, EXPENSES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, WHICH IT OR THEY SUFFER OR INCUR AS A RESULT OF THE ANY BY OTHERS REPORTS, DOCUMENTS AND DETAILS INCORPORATED IN THE PLAN, AND EXPRESSLY CONFIRMS THAT BY RECEIVING, RELYING UPON AND/OR USING SAME, THE "BOHLER" ENTITY SHALL HAVE NO LIABILITY RELATED TO SAME. WITH RESPECT TO ALL BY OTHERS REPORTS, DOCUMENTS AND DETAILS, CONTRACTOR MUST VERIFY ALL INFORMATION CONTAINED IN THE SCOPE OF ALL PARTIES INVOLVED IN PREPARING THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS PRIOR TO COMMENCING ANY CONSTRUCTION AND MUST VERIFY THAT THE INFORMATION IS THE LATEST, THE MOST RECENT AND THE MOST CURRENT REPORT, DOCUMENT AND DETAIL. REFERENCES ON THIS PLAN TO INFORMATION PREPARED OR CONTAINED IN BY OTHERS REPORTS, DOCUMENTS AND DETAILS DEPICTING AN OFF-SITE AREA WHERE NO DETAIL IS INCLUDED IS A REFERENCE TO AN AREA, DETAIL, SPECIFICATION OR DESIGN THAT HAS NOT BEEN DESIGNED OR CONSTRUCTED BY THE "BOHLER" ENTITY AND REGARDING WHICH THE "BOHLER" ENTITY HAS NO CONTROL OVER OR LIABILITY REGARDING, BUT IS ADDED TO THIS PLAN FOR INFORMATIONAL PURPOSES, ONLY.

## FLOOD HAZARD NOTES:

(REV. 03/2025)

1. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA (FHA) AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
2. BASED ON THE FEMA FIS 34013CV001B, DATED APRIL 3, 2020, THE SITE, OR A PORTION OF THE SITE LIES IN A FEMA 100-YEAR FLOOD ELEVATION AT ELEVATION 366.9 (NAVD88).
3. AS LOCAL REGULATIONS, LAWS AND ORDINANCES ARE ADOPTED, REVISED, OR UPDATED; INFORMATION ON THIS PLAN IS SUBJECT TO CHANGE. PRIOR TO RELYING ON THE FLOOD HAZARD LINE AND ELEVATION SHOWN ON THIS PLAN, ALL USERS AND ANYONE RELYING ON THIS INFORMATION MUST VERIFY THE INFORMATION SHOWN IS THE MOST CURRENT AVAILABLE. ANY USES OR ACTIVITIES PROPOSED ON SITE SHOULD BE VERIFIED WITH THE APPROPRIATE AGENCY TO ENSURE THAT THE PLANNED USE OR ACTIVITY DOES NOT (A) VIOLATE ANY LAWS, OR (B) REQUIRE AN ADDITIONAL PERMIT.
4. ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CONVERSION FROM NGVD29 TO NAVD88 IS -0.981 FT.
5. THE WEST BRANCH OF THE RAHWAY RIVER HAS A 50 FT RIPARIAN ZONE. (RIPARIAN TO BE VERIFIED WITH NJDEP)
6. THE FLOOD HAZARD AREA ELEVATIONS ASSOCIATED WITH THE RAHWAY RIVER AT THIS LOCATION ARE FLUVIAL.
7. ON-SITE FHA DESIGN FLOOD ELEVATION - 369.9 (NAVD88), THE FLOOD HAZARD AREA WAS DETERMINED USING METHOD 3 OF THE FLOOD HAZARD CONTROL ACT RULES AND REGULATIONS FOR THE RAHWAY RIVER.
8. THE SUBJECT SITE IS LOCATED IN THE FLUVIAL FLOOD HAZARD AREA OF THE WEST BRANCH OF THE RAHWAY RIVER. THE SITE OVERLAPS THE NEAREST CHANNEL. THE APPLICANT IS PURSUING PERMIT BY RULE AS PART OF THIS PROJECT. THEREFORE NO MODIFICATION OR ADVERSE IMPACTS TO ANY CHANNEL OR RIPARIAN ZONES IS EXPECTED.

## DRAINAGE AND UTILITY NOTES

(Rev. 3/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER.
3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, SIZE, AND MATERIAL OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.
7. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS
8. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
9. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
11. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
13. THE CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE.
14. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENTAL AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-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 LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
15. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
16. STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
17. THE CONTRACTOR MUST NOTIFY, IN WRITING, THE MUNICIPAL ENGINEER AT LEAST THREE (3) BUSINESS DAYS PRIOR TO INSTALLATION OF SANITARY COMPONENTS. FAILURE TO HAVE SANITARY INSTALLATION AND TESTING OBSERVED BY THE DESIGNATED ENGINEER MAY REQUIRE RE-EXCAVATION OF SANITARY LINE, AND RE-TESTING, WHICH WILL BE DONE AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
18. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
19. SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE.
20. FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
21. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
22. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
23. UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPES MUST BE REINFORCED CONCRETE PIPES (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE HDPE SDR 26 OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477.
24. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
25. GAS METERS MUST BE PROTECTED BY BOLLARDS AND FENCES IF INSTALLED WITHIN THE EXTERIOR OF THE BUILDING AS REQUIRED BY THE JURISDICTIONAL GAS PURVEYOR.

## GAS SERVICE NOTE

(Rev. 1/2020)

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

## SANITARY SEWER SERVICE NOTE

(Rev. 1/2020) (REVISED 08/25)

CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING SEWER SERVICE LINE CAP AT MAIN WITHIN PROPERTY IN ACCORDANCE W/ LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY 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 W/ SEWER AUTHORITY.

## WATER SERVICE NOTE

(Rev. 1/2020)

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

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### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |
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**PROJECT No.:** NJA230139.00-1A
**DRAWN BY:** CRA / TGH
**CHECKED BY:** TXL
**DATE:** 08/14/2025
**CAD I.D.:** P-CIVL-CNDS

**PROJECT:**

***PRELIMINARY & FINAL MAJOR SITE PLAN***

FOR

**PROPOSED
RETAIL STORE**

**MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

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NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

***T. LAM***

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NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

**SHEET TITLE:**

***GENERAL NOTES***

**SHEET NUMBER:**

**C-102**

**REVISION 1 - 09/17/2025**

Sep 24, 2025
G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-NJA230139.00-1A---->LAYOUT: C-102 NOTE
TH

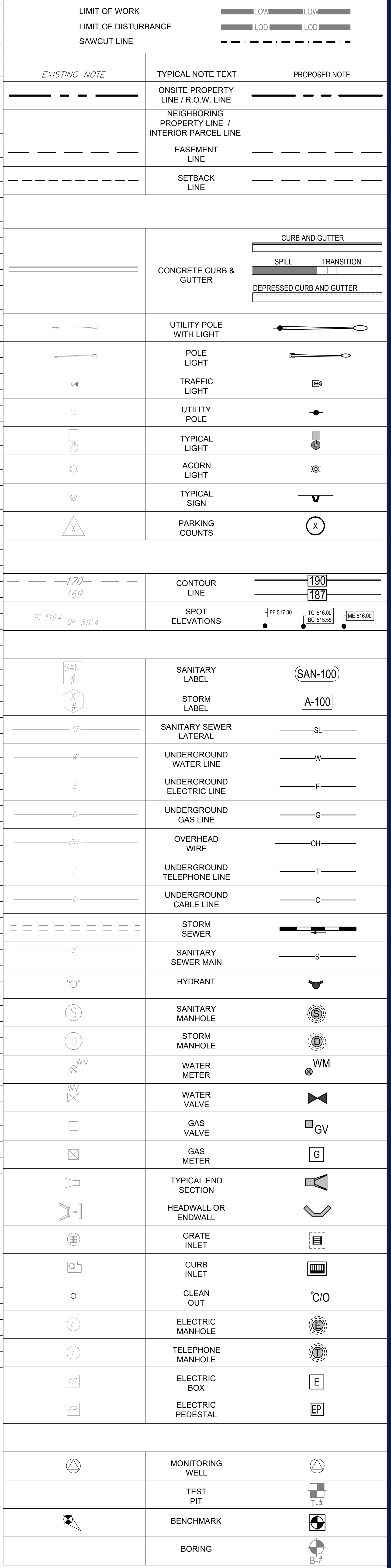
# STANDARD ABBREVIATIONS

**FOR ENTIRE PLAN SET**

| | |
|---|---|
| AASHTO | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS |
| AC | ACRE / ACRES |
| AD | AREA DRAIN |
| ADA | ACCESSIBLE / AMERICANS WITH DISABILITIES ACT |
| AG | ABOVE GROUND |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| ASPH | ASPHALT |
| ASSF | AREA SUBJECT TO STORMWATER FLOWAGE |
| ASSOC | ASSOCIATION |
| BC | BOTTOM OF CURB |
| BF | BASEMENT FLOOR |
| BIO | BIOGARDEN |
| BIT | BITUMINOUS |
| BK | BLOCK |
| BL | BASELINE |
| BLDG | BUILDING |
| BM | BENCH MARK |
| BRL | BUILDING RESTRICTION LINE |
| BVW | BORDERING VEGETATIVE WETLAND |
| CB | CATCH BASIN |
| CF | CUBIC FEET |
| CI | CURB INLET |
| CIT | CHANGE IN TYPE |
| CL | CENTER LINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEAN OUT |
| CONC | CONCRETE |
| CONN | CONNECTION |
| COORD | COORDINATE |
| CPP | CORRUGATED PLASTIC PIPE |
| CY | CUBIC YARD |
| DEC | DECORATIVE |
| DEP | DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| DET | DETENTION |
| DIA | DIAMETER |
| DMH | DRAINAGE MANHOLE |
| DOM | DOMESTIC |
| DOT | DEPARTMENT OF TRANSPORTATION |
| DP | DESIGN POINT |
| DWL | DASHED WHITE LINE |
| DYL | DOUBLE YELLOW LINE |
| EG | EXISTING GRADE |
| ELEC | ELECTRIC |
| ELEV | ELEVATION |
| EOR | ENGINEER OF RECORD |
| EP / EOP | EDGE OF PAVEMENT |
| ES / EOS | EDGE OF SHOULDER |
| EW | END WALL |
| EX | EXISTING |
| FDC | FIRE DEPARTMENT CONNECTION |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| FES | FLARED END SECTION |
| FF | FINISH / FIRST FLOOR |
| FFE | FINISH / FIRST FLOOR ELEVATION |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FM | FORCE MAIN |
| FO | FIBER OPTIC |
| G | GRADE |
| GC | GENERAL CONTRACTOR |
| GEO | GEOTECH/GEOTECHNICAL |
| GF / GFE | GARAGE FLOOR ELEVATION (AT DOOR) |
| GFA | GROSS FLOOR AREA |
| GH | GRADE HIGH (WALL) |
| GL | GRADE LOW (WALL) |
| GRT | GRATE |
| GT | GREASE TRAP |
| GV | GATE VALVE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HOR | HORIZONTAL |
| HP | HIGH POINT |
| HW | HEADWALL |
| ICS | INLET CONTROL STRUCTURE |
| INF | INFILTRATION |
| INT | INTERSECTION |
| INV | INVERT |
| LF | LINEAR FOOT |
| LOC | LIMIT OF CLEARING |
| LOD | LIMIT OF DISTURBANCE |
| LOS | LINE OF SIGHT |
| LOW | LIMIT OF WORK |
| LP | LOW POINT |
| LS | LANDSCAPE |
| LSA | LANDSCAPE AREA |
| MAX | MAXIMUM |
| ME | MATCH EXISTING |
| MEP | MECHANICAL, ELECTRICAL, AND PLUMBING |
| MH | MANHOLE |
| MIN | MINIMUM |
| MJ | MECHANICAL JOINT |
| MUTCD | MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES |
| NOAA | NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION |
| NRCS | NATIONAL RESOURCE CONSERVATION SERVICE |
| O&M | OPERATIONS AND MAINTENANCE |
| OC | ON CENTER |
| OCS | OUTLET CONTROL STRUCTURE |
| OGS | OIL AND GRIT SEPARATOR |
| ORD | ORDINANCE |
| PA / POA | POINT OF ANALYSIS |
| PC | POINT OF CURVATURE |
| PCCR | POINT OF CURVATURE, CURB RETURN |
| PERF | PERFORATED |
| PG | PROPOSED GRADE |
| PI | POINT OF INTERSECTION |
| POG | POINT OF GRADE |
| PP | POLYPROPYLENE PIPE |
| PROP | PROPOSED |
| PT | POINT OF TANGENCY |
| PTCR | POINT OF TANGENCY, CURB RETURN |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVMT | PAVEMENT |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS / RADII |
| R/W | RIGHT-OF-WAY / RIGHTS-OF-WAY |
| RCP | REINFORCED CONCRETE PIPE |
| RD | ROOF DRAIN |
| REGS | REGULATIONS |
| RELO | TO BE RELOCATED |
| REQ | REQUIRED |
| RET | RETENTION |
| RET WALL | RETAINING WALL |
| RETO | TO BE RETURNED TO OWNER |
| RG | RAIN GARDEN |
| S | SLOPE |
| SAN | SANITARY SEWER |
| SESC | SOIL EROSION AND SEDIMENT CONTROL |
| SF | SQUARE FEET |
| SHLO | STATE HIGHWAY LAYOUT |
| SMH | SANITARY MANHOLE |
| STA | STATION |
| STM | STORM WATER / STORM SEWER |
| SWL | SINGLE/SOLID WHITE LINE |
| SWPPP | STORMWATER POLLUTION PREVENTION PLAN |
| TBA | TO BE ABANDONED |
| TBR | TO BE REMOVED |
| TBV | TO BE VACATED |
| TC | TOP OF CURB |
| Tc | TIME OF CONCENTRATION |
| TD | TRENCH DRAIN |
| TELE | TELECOMMUNICATIONS / TELEDATA |
| TPF | TREE PROTECTION FENCE |
| TR | TO REMAIN |
| TRANS | TRANSITION |
| TYP | TYPICAL |
| UG | UNDERGROUND |
| UP | UTILITY POLE |
| USGS | UNITED STATES GEOLOGICAL SURVEY |
| VERT | VERTICAL |
| VIF | VERIFY IN FIELD |
| W | WIDE / WIDTH |
| W/L | WATER LINE |
| WM | WATER METER |
| WQU | WATER QUALITY UNIT |
| YD | YARD DRAIN |
| # | NUMBER |
| #:# | SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN FEET |
| ± | PLUS OR MINUS |
| ° | DEGREE |
| Ø | DIAMETER |
| ' | FEET/FOOT |
| " | INCHES |

# STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET



| | | |
|---|---|---|
| | LIMIT OF WORK | LOW LOW |
| | LIMIT OF DISTURBANCE | LOD LOD |
| | SAWCUT LINE | |
| *EXISTING NOTE* | TYPICAL NOTE TEXT | PROPOSED NOTE |
| | ONSITE PROPERTY LINE / R.O.W. LINE | |
| | NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CONCRETE CURB & GUTTER | CURB AND GUTTER<br>SPILL TRANSITION<br>DEPRESSED CURB AND GUTTER |
| | UTILITY POLE WITH LIGHT | |
| | POLE LIGHT | |
| | TRAFFIC LIGHT | |
| | UTILITY POLE | |
| | TYPICAL LIGHT | |
| | ACORN LIGHT | |
| | TYPICAL SIGN | |
| X | PARKING COUNTS | X |
| 170<br>169 | CONTOUR LINE | 190<br>187 |
| TC 516.4 OR 516.4 | SPOT ELEVATIONS | FF 517.00<br>TC 516.00 BC 515.55<br>ME 516.00 |
| SAN # | SANITARY LABEL | SAN-100 |
| X # | STORM LABEL | A-100 |
| SL | SANITARY SEWER LATERAL | SL |
| W | UNDERGROUND WATER LINE | W |
| E | UNDERGROUND ELECTRIC LINE | E |
| G | UNDERGROUND GAS LINE | G |
| OH | OVERHEAD WIRE | OH |
| T | UNDERGROUND TELEPHONE LINE | T |
| C | UNDERGROUND CABLE LINE | C |
| | STORM SEWER | |
| S | SANITARY SEWER MAIN | S |
| | HYDRANT | |
| S | SANITARY MANHOLE | S |
| D | STORM MANHOLE | D |
| WM | WATER METER | WM |
| WV | WATER VALVE | |
| | GAS VALVE | GV |
| | GAS METER | G |
| | TYPICAL END SECTION | |
| OR | HEADWALL OR ENDWALL | |
| | GRATE INLET | |
| | CURB INLET | |
| | CLEAN OUT | C/O |
| E | ELECTRIC MANHOLE | E |
| T | TELEPHONE MANHOLE | T |
| EB | ELECTRIC BOX | E |
| EP | ELECTRIC PEDESTAL | EP |
| | MONITORING WELL | |
| | TEST PIT | T-# |
| | BENCHMARK | |
| | BORING | B-# |

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| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |
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**PROJECT No.:** NJA230139.00-1A
**DRAWN BY:** CRA / TGH
**CHECKED BY:** TXL
**DATE:** 08/14/2025
**CAD I.D.:** P-CIVL-CNDS

**PROJECT:**

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

**PROPOSED
RETAIL STORE**

**MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

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CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

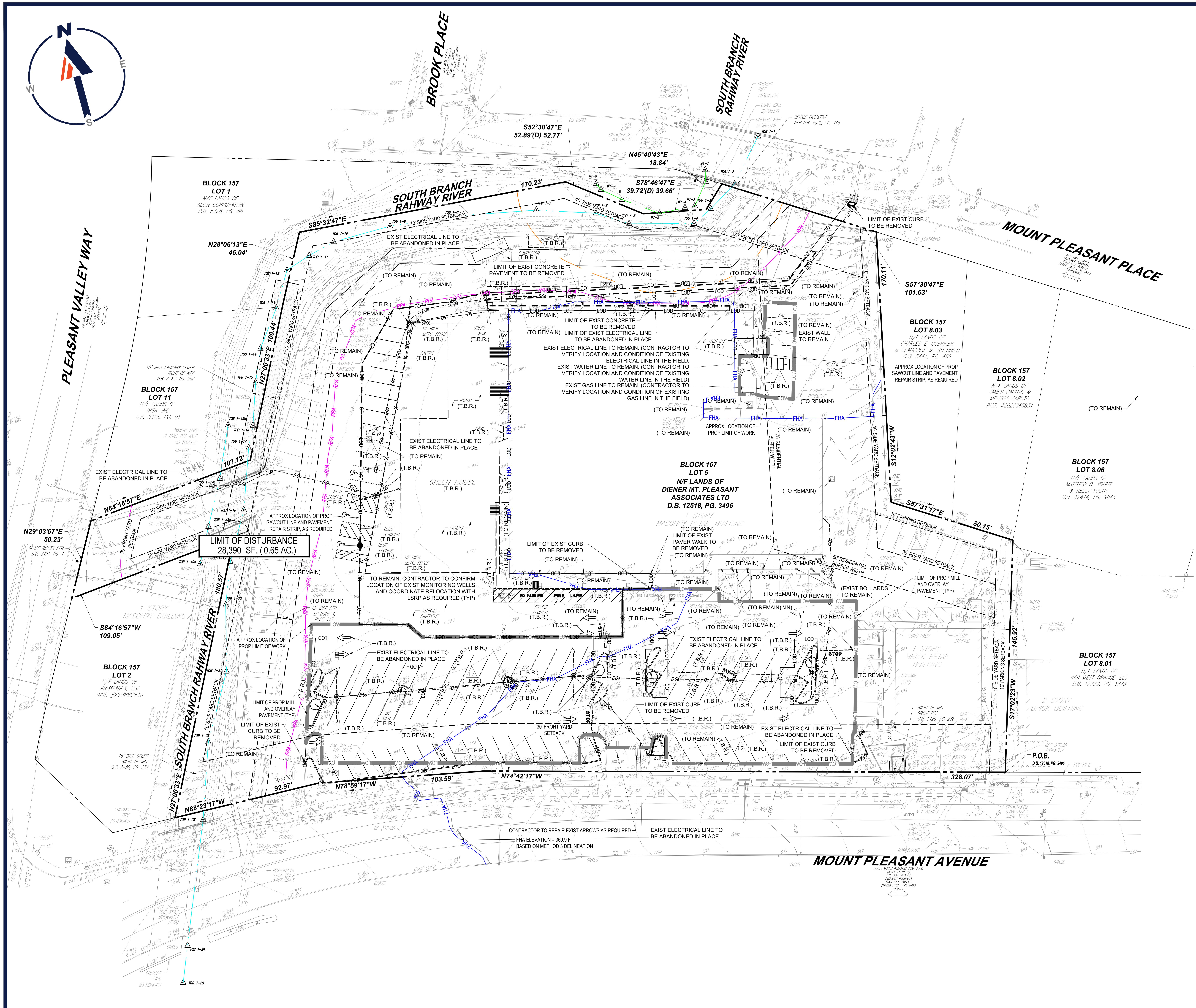
**SHEET TITLE:**

**GENERAL LEGEND**

**SHEET NUMBER:**

**C-103**

**REVISION 1 - 09/17/2025**


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
PLEASANT VALLEY WAY
MOUNT PLEASANT PLACE
MOUNT PLEASANT AVENUE
SOUTH BRANCH RAHWAY RIVER
S52°30'47"E 52.89'(D) 52.77'
N46°40'43"E 18.84'
S78°46'47"E 39.72'(D) 39.66'
170.23'
S85°32'47"E
N28°06'13"E 46.04'
N27°00'33"E 100.44'
107.12'
N84°16'57"E
N29°03'57"E 50.23'
S84°16'57"W 109.05'
180.57'
N27°00'33"E
N88°23'17"W
92.97'
N78°59'17"W
103.59'
N74°42'17"W
328.07'
S17°02'23"W
145.92'
80.15'
S57°31'17"E
S12°02'43"W
170.11'
S57°30'47"E 101.63'
P.O.B.
BLOCK 157 LOT 1 N/F LANDS OF ALIAN CORPORATION D.B. 5328, PG. 88
BLOCK 157 LOT 11 N/F LANDS OF IMSA, INC. D.B. 5328, PG. 91
BLOCK 157 LOT 2 N/F LANDS OF ARMALADEK, LLC INST. #2019000516
BLOCK 157 LOT 8.03 N/F LANDS OF CHARLES E. GUERRIER & FRANCOISE M. GUERRIER D.B. 5441, PG. 469
BLOCK 157 LOT 8.02 N/F LANDS OF JAMES CAPUTO & MELISSA CAPUTO INST. #2020045831
BLOCK 157 LOT 8.06 N/F LANDS OF MATTHEW B. YOUNT & KELLY YOUNT D.B. 12414, PG. 9843
BLOCK 157 LOT 8.01 N/F LANDS OF 449 WEST ORANGE, LLC D.B. 12330, PG. 1676
BLOCK 157 LOT 5 N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD D.B. 12518, PG. 3496
1 STORY MASONRY RETAIL BUILDING
GREEN HOUSE (T.B.R.)
1 STORY BRICK RETAIL BUILDING
2 STORY BRICK BUILDING
1 STORY MASONRY BUILDING
LIMIT OF DISTURBANCE 28,390 SF. (0.65 AC.)
EXIST ELECTRICAL LINE TO BE ABANDONED IN PLACE
LIMIT OF EXIST CONCRETE PAVEMENT TO BE REMOVED
LIMIT OF EXIST CONCRETE TO BE REMOVED
LIMIT OF EXIST ELECTRICAL LINE TO BE ABANDONED IN PLACE
EXIST ELECTRICAL LINE TO REMAIN. (CONTRACTOR TO VERIFY LOCATION AND CONDITION OF EXISTING ELECTRICAL LINE IN THE FIELD.
EXIST WATER LINE TO REMAIN. (CONTRACTOR TO VERIFY LOCATION AND CONDITION OF EXISTING WATER LINE IN THE FIELD)
EXIST GAS LINE TO REMAIN. (CONTRACTOR TO VERIFY LOCATION AND CONDITION OF EXISTING GAS LINE IN THE FIELD)
EXIST WALL TO REMAIN
LIMIT OF EXIST CURB TO BE REMOVED
APPROX LOCATION OF PROP SAWCUT LINE AND PAVEMENT REPAIR STRIP, AS REQUIRED
APPROX LOCATION OF PROP LIMIT OF WORK
TO REMAIN, CONTRACTOR TO CONFIRM LOCATION OF EXIST MONITORING WELLS AND COORDINATE RELOCATION WITH LSRP AS REQUIRED (TYP)
LIMIT OF EXIST PAVER WALK TO BE REMOVED
LIMIT OF PROP MILL AND OVERLAY PAVEMENT (TYP)
LIMIT OF EXIST CURB TO BE REMOVED
(EXIST BOLLARDS TO REMAIN)
CONTRACTOR TO REPAIR EXIST ARROWS AS REQUIRED
FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION
NO PARKING FIRE LANE
10' SIDE YARD SETBACK
30' FRONT YARD SETBACK
10' PARKING SETBACK
30' REAR YARD SETBACK
50' RESIDENTIAL BUFFER WIDTH
75' RESIDENTIAL BUFFER WIDTH
EXIST 50' WIDE RIPARIAN BUFFER (TYP)
EXIST 50' WIDE WETLAND BUFFER (TYP)
(TO REMAIN)
(T.B.R.)

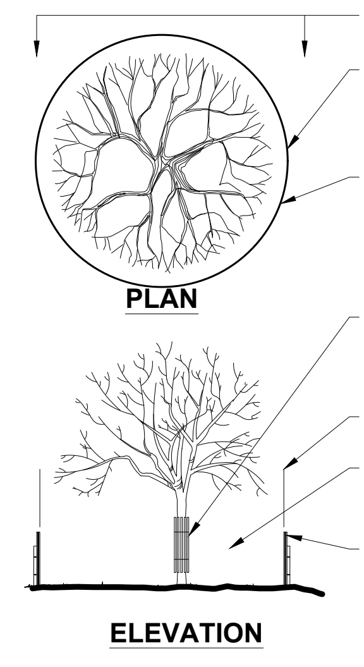
## DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

## LEGEND

| | |
|---|---|
| PROPERTY LINE | ——— - - ——— |
| TOP OF BANK | ——— · · · ——— |
| 50 FT NJDEP RIPARIAN BUFFER WIDTH | —RPA——RPA— |
| WETLAND BOUNDARY | ——— · · ——— |
| 50 FT WETLAND BUFFER WIDTH | ———   ——— |
| FHA ELEVATION (BASED ON METHOD 3 DELINEATION) | ——— FHA ——— |



AREA OF SITE CONSTRUCTION

TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW PROTECTED ROOT ZONE (PRZ) OR PROPOSED LIMITS OF DISTURBANCE.

4' HIGH WOOD & WIRE SNOW FENCE W/WOOD STAKES AT A MAXIMUM OF 8' ON CENTER. AS AN OPTION, ORANGE/FLUORESCENT HIGH-DENSITY "VISI-FENCE" OR APPROVED EQUAL CAN BE USED.

WOOD & WIRE SNOW FENCE USED AS TREE GUARD TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT. BOARDS WILL NOT BE NAILED TO TREES.

PROTECTED ROOT ZONE (PRZ) OR CRITICAL ROOT RADIUS (CRR)

AREA WITHIN THE PROTECTED ROOT ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION.

6' WOOD OR STEEL FENCE POSTS AT 8' MAXIMUM CENTER TO CENTER (MINIMUM 2' BELOW GRADE).

PROTECTED ROOT ZONE (PRZ) MEASUREMENT:
- USE 1.5 X DBH FOR OLD UNHEALTHY, OR SENSITIVE SPECIES
- USE 1.0 X DBH FOR YOUNGER, HEALTHY TOLERANT SPECIES

- MEASURE DBH IN INCHES. EXPRESS THE RESULT IN FEET TO GET THE PRZ DIAMETER
- DBH = DIAMETER AT BREAST HEIGHT OR 4.5 FEET ABOVE GRADE

- FOLLOW THE "STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION" PER THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", CURRENT EDITION.

### 1 TREE PROTECTION DURING SITE CONSTRUCTION

NOT TO SCALE (NJ-O030201 - 08/2023)

## DEMOLITION ABBREVATIONS

| ABBREVATION | DESCRIPTION |
|---|---|
| (T.B.A.) | TO BE ABANDONED |
| (T.B.R.) | TO BE REMOVED |
| (T.B.V.) | TO BE VACATED |
| (RELO) | TO BE RELOCATED |

**THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY.**

**REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.**

**REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

**ALL EXISTING FEATURES IN R/W ARE TO REMAIN UNLESS OTHERWISE NOTED.**

**TBR = FEATURE TO BE REMOVED**

30 15 7.5 0 30

SCALE: 1" = 30'

**BOHLER//**™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

## REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-PROP |

PROJECT:

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

**BOHLER//**™
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
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NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

**T. LAM**

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

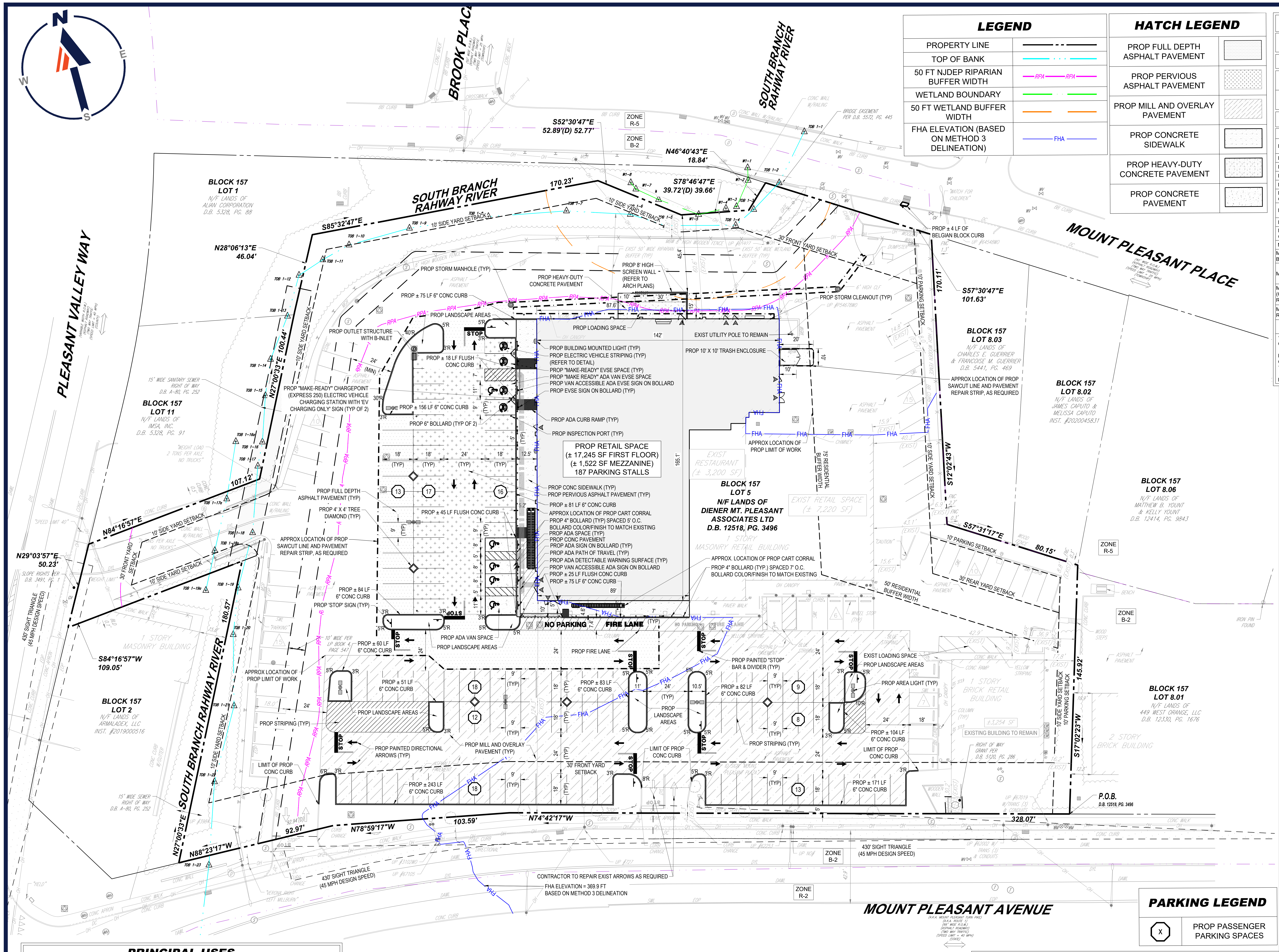
SHEET TITLE:

# EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

**C-201**

REVISION 1 - 09/17/2025


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
PLEASANT VALLEY WAY
MOUNT PLEASANT PLACE
MOUNT PLEASANT AVENUE
(A.K.A. MOUNT PLEASANT TURN PIKE)
(A.K.A. ROUTE 1)
(66' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(SPEED LIMIT = 40 MPH)
(STATE)
S52°30'47"E 52.89'(D) 52.77'
N46°40'43"E 18.84'
S78°46'47"E 39.72'(D) 39.66'
170.23'
S85°32'47"E
N28°06'13"E 46.04'
N27°00'33"E 100.44'
107.12'
N84°16'57"E
N29°03'57"E 50.23'
180.57'
S84°16'57"W 109.05'
N27°00'33"E
92.97'
N88°23'17"W
N78°59'17"W
103.59'
N74°42'17"W
328.07'
S57°30'47"E 101.63'
170.11'
S72°02'43"W
S57°31'17"E
80.15'
145.92'
S17°02'23"W
ZONE R-5
ZONE B-2
ZONE R-2
BLOCK 157 LOT 1
BLOCK 157 LOT 11
BLOCK 157 LOT 2
BLOCK 157 LOT 8.03
BLOCK 157 LOT 8.02
BLOCK 157 LOT 8.06
BLOCK 157 LOT 8.01
BLOCK 157 LOT 5
N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD
D.B. 12518, PG. 3496
PROP RETAIL SPACE
(± 17,245 SF FIRST FLOOR)
(± 1,522 SF MEZZANINE)
187 PARKING STALLS
EXIST RESTAURANT (± 3,200 SF)
EXIST RETAIL SPACE (± 7,220 SF)
1 STORY MASONRY RETAIL BUILDING
PROP LOADING SPACE
EXIST UTILITY POLE TO REMAIN
PROP 10' X 10' TRASH ENCLOSURE
PROP STORM MANHOLE (TYP)
PROP HEAVY-DUTY CONCRETE PAVEMENT
PROP 8' HIGH SCREEN WALL (REFER TO ARCH PLANS)
PROP STORM CLEANOUT (TYP)
PROP ± 4 LF OF BELGIAN BLOCK CURB
PROP ± 75 LF 6" CONC CURB
PROP LANDSCAPE AREAS
PROP OUTLET STRUCTURE WITH B-INLET
PROP ± 18 LF FLUSH CONC CURB
PROP "MAKE-READY" CHARGEPOINT (EXPRESS 250) ELECTRIC VEHICLE CHARGING STATION WITH 'EV CHARGING ONLY' SIGN (TYP OF 2)
PROP ± 156 LF 6" CONC CURB
PROP 6" BOLLARD (TYP OF 2)
PROP BUILDING MOUNTED LIGHT (TYP)
PROP ELECTRIC VEHICLE STRIPING (TYP) (REFER TO DETAIL)
PROP "MAKE-READY" EVSE SPACE (TYP)
PROP "MAKE READY" ADA VAN EVSE SPACE
PROP VAN ACCESSIBLE ADA EVSE SIGN ON BOLLARD
PROP EVSE SIGN ON BOLLARD (TYP)
PROP ADA CURB RAMP (TYP)
PROP INSPECTION PORT (TYP)
PROP FULL DEPTH ASPHALT PAVEMENT (TYP)
PROP 4' X 4' TREE DIAMOND (TYP)
PROP ± 45 LF FLUSH CONC CURB
PROP CONC SIDEWALK (TYP)
PROP PERVIOUS ASPHALT PAVEMENT (TYP)
PROP ± 81 LF 6" CONC CURB
APPROX LOCATION OF PROP CART CORRAL
PROP 4" BOLLARD (TYP) SPACED 5' O.C.
BOLLARD COLOR/FINISH TO MATCH EXISTING
PROP ADA SPACE (TYP)
PROP CONC PAVEMENT
PROP ADA SIGN ON BOLLARD (TYP)
PROP ADA PATH OF TRAVEL (TYP)
PROP ADA DETECTABLE WARNING SURFACE (TYP)
PROP VAN ACCESSIBLE ADA SIGN ON BOLLARD
PROP ± 25 LF FLUSH CONC CURB
PROP ± 75 LF 6" CONC CURB
APPROX. LOCATION OF PROP CART CORRAL
PROP 4" BOLLARD (TYP) SPACED 5' O.C. BOLLARD COLOR/FINISH TO MATCH EXISTING
APPROX LOCATION OF PROP SAWCUT LINE AND PAVEMENT REPAIR STRIP, AS REQUIRED
APPROXIMATE LOCATION OF PROP LIMIT OF WORK
PROP ± 84 LF 6" CONC CURB
PROP 'STOP' SIGN (TYP)
NO PARKING
FIRE LANE
PROP ADA VAN SPACE
PROP LANDSCAPE AREAS
PROP ± 60 LF 6" CONC CURB
PROP FIRE LANE
PROP PAINTED "STOP" BAR & DIVIDER (TYP)
EXIST LOADING SPACE
PROP AREA LIGHT (TYP)
PROP ± 51 LF 6" CONC CURB
PROP ± 83 LF 6" CONC CURB
PROP ± 82 LF 6" CONC CURB
PROP LANDSCAPE AREAS
PROP STRIPING (TYP)
PROP PAINTED DIRECTIONAL ARROWS (TYP)
PROP MILL AND OVERLAY PAVEMENT (TYP)
LIMIT OF PROP CONC CURB
PROP ± 243 LF 6" CONC CURB
30' FRONT YARD SETBACK
PROP ± 104 LF 6" CONC CURB
PROP ± 171 LF 6" CONC CURB
EXISTING BUILDING TO REMAIN
1 STORY BRICK RETAIL BUILDING
2 STORY BRICK BUILDING
1 STORY MASONRY BUILDING
10' SIDE YARD SETBACK
30' FRONT YARD SETBACK
10' PARKING SETBACK
30' REAR YARD SETBACK
50' RESIDENTIAL BUFFER WIDTH
75' RESIDENTIAL BUFFER WIDTH
10' SIDE YARD SETBACK
430' SIGHT TRIANGLE (45 MPH DESIGN SPEED)
CONTRACTOR TO REPAIR EXIST ARROWS AS REQUIRED
FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION
P.O.B.
FHA
RPA
STOP

## LEGEND

| | |
|---|---|
| PROPERTY LINE | ——— - - ——— |
| TOP OF BANK | ——— · · · ——— |
| 50 FT NJDEP RIPARIAN BUFFER WIDTH | —RPA—RPA— |
| WETLAND BOUNDARY | ——— · · ——— |
| 50 FT WETLAND BUFFER WIDTH | ——— ——— |
| FHA ELEVATION (BASED ON METHOD 3 DELINEATION) | ——— FHA ——— |

## HATCH LEGEND

| | |
|---|---|
| PROP FULL DEPTH ASPHALT PAVEMENT | ░ |
| PROP PERVIOUS ASPHALT PAVEMENT | ░ |
| PROP MILL AND OVERLAY PAVEMENT | ▨ |
| PROP CONCRETE SIDEWALK | ░ |
| PROP HEAVY-DUTY CONCRETE PAVEMENT | ░ |
| PROP CONCRETE PAVEMENT | ░ |

## PARKING LEGEND

| | |
|---|---|
| X | PROP PASSENGER PARKING SPACES |

# ZONING TABLE

ZONE: B-2 DISTRICT (GENERAL BUSINESS)
USE: RETAIL STORE (§ 25 ATTACHMENT 2) **PERMITTED**
BLOCK: 157 | LOT: 5

## APPLICANT / OWNER INFORMATION

| | |
|---|---|
| APPLICANT: | TRADER JOE'S EAST, INC.<br>160 FEDERAL STREET, FLOOR 12<br>BOSTON, MA 02111 |
| PROPERTY OWNER: | DIENER MT PLEASANT ASSOCIATES LTD.<br>25 MAIN STREET, SUITE 200<br>HACKENSACK, NJ 07601 |

## BULK REQUIREMENTS

| ITEM | CODE | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|---|
| MAX. BUILDING HEIGHT | § 25 ATTACHMENT 3:2 | 2 ½ STORIES AND NOT EXCEEDING 35' | 1 STORY | NO CHANGE |
| MIN. LOT AREA | § 25 ATTACHMENT 3:2 | 10,000 SF | 161,597 SF (3.71 AC.) | NO CHANGE |
| MIN. LOT AREA PER UNIT | § 25 ATTACHMENT 3:2 | N/A | N/A | N/A |
| MIN. LOT WIDTH | § 25 ATTACHMENT 3:2 | NO MINIMUM | N/A | N/A |
| MIN. FRONT YARD | § 25 ATTACHMENT 3:2 | 30' | 30.2' | NO CHANGE |
| MIN. SIDE FRONT YARD CORNER LOT | § 25 ATTACHMENT 3:2 | 25' | N/A | N/A |
| MIN. SIDE YARD | § 25 ATTACHMENT 3:2 | 10' (SINGLE)<br>20' (BOTH) | 16.2' (SINGLE)<br>56.5' (BOTH) | NO CHANGE |
| MIN. REAR YARD | § 25 ATTACHMENT 3:2 | 30' | 43.1' | NO CHANGE |
| MAX. BUILDING COVERAGE | § 25 ATTACHMENT 3:2 | 40% | 39,899 SF (24.7%) | 30,919 SF (19.1%) |
| MAX. LOT COVERAGE | § 25 ATTACHMENT 3:2 | 60% | * 135,482 SF (83.8%) **(E)** | * 132,612 SF (82.1%) **(E)** |
| MIN. SPACING BETWEEN BUILDINGS | § 25 ATTACHMENT 3:2 | NONE SPECIFIED | N/A | N/A |
| MIN. LOT FRONTAGE | § 25-4 | 40 FT OR 75% OF REQUIRED WIDTH (WHICHEVER IS GREATER) | 50.2' | NO CHANGE |
| MIN. SIDE YARD (CONTIGUOUS TO RESIDENTIAL) | § 25-11.2 | 75 FT | 40.3' **(E)** | NO CHANGE |
| MIN. SIDE & REAR YARD RESIDENTIAL BUFFER | § 25-11.3 | 50 FT | 6.9' (SIDE) **(E)**<br>8.8' (REAR) **(E)** | NO CHANGE |
| | | | KEY: | **(E)** EXISTING NONCONFORMITY TO REMAIN, VARIANCE IF REQUIRED |

* PER RESOLUTION ZB-00-12, MEMORIALIZED ON OCTOBER 19, 2000, A VARIANCE WAS GRANTED TO PERMIT 84.8% IMPERVIOUS COVERAGE WHERE 60% IS PERMITTED.

IN ALL DISTRICTS, THROUGH LOTS LYING WHOLLY OR PARTIALLY WITHIN ANY DISTRICT, IN WHICH A FRONT YARD IS REQUIRED SHALL BE CONSIDERED AS HAVING TWO FRONTAGES, EACH OF WHICH SHALL BE SUBJECT TO THE FRONT YARD REGULATION CONTAINED IN THE TABLE OF DISTRICT REGULATIONS. (§ 25-8.3)

MIXED USES AND MULTIPLE PRINCIPAL USES ON ONE LOT SHALL BE PERMITTED IN THE B-1, B-2, P-C, O-R AND I DISTRICTS. (§ 25-8.12.D)

# PARKING & LOADING TABLE

## PARKING REQUIREMENTS

| ITEM | CODE | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|---|
| MIN. STALL SIZE | § 25-12.1 | 9' X 18' | 8' X 14.8' **(E)** | EXIST TO REMAIN: 8' X 14.8' **(E)**<br>NEW SPACES: 9' X 18' |
| MIN. DRIVE AISLE WIDTH (TWO-WAY) | § 25-12.1 | 24' | 21.3' **(E)** | 24' |
| MIN. NUMBER OF STALLS | § 25-12.2 | 188 | 165 **(E)** | 191** |
| MIN. OFF-STREET PARKING FROM PROPERTY LINE ABUTTING RESIDENTIAL DISTRICT | § 25-8.1.B | 10' | 0' **(E)** | 5' **(E)** |
| | | | KEY: | **(E)** EXISTING NONCONFORMITY TO REMAIN, VARIANCE IF REQUIRED |

RETAIL STORE/PERSONAL SERVICE STORE: 1 PER 250 SQUARE FEET OF GROSS FLOOR AREA. FOOD SERVICE USES SUCH AS DELIS, BAKERIES AND COFFEE SHOPS WITH ON-SITE SEATING SHALL ADD 1 ADDITIONAL SPACE FOR EVERY 3 SEATS. (§25-12.2.B.1)
REQUIRED PARKING (PROP RETAIL STORE): (±18,767 SF RETAIL STORE) X (1 SPACE / 250 SF) = 75.07 SPACES
REQUIRED PARKING (EXIST RETAIL STORE/PERSONAL SERVICE STORE): (±10,474 SF RETAIL STORE/PERSONAL SERVICE STORE) X (1 SPACE / 250 SF) = 41.90 SPACES
TOTAL REQUIRED PARKING (RETAIL) = 75.07 SPACES + 41.90 SPACES = 116.97 SPACES = 117 SPACES*
NOTE: THE EXISTING BAGEL AND PIZZA SHOP DOES NOT HAVE INDOOR SEATING ON THE PREMISES.

RESTAURANT: 1 PER 45 SQUARE FEET OF FLOOR AREA (§25-12.2.B.1)
REQUIRED PARKING (RESTAURANT) = (±3,200 SF RESTAURANT) X (1 SPACE / 45 SF) = 71.1 SPACES = 71 SPACES*

TOTAL REQUIRED PARKING = 117 SPACES + 71 SPACES = 188 SPACES
TOTAL EXISTING PARKING = 165 SPACES
TOTAL PROPOSED "MAKE READY" EVSE PARKING = 4 SPACES (TO BE COUNTED AS 8 SPACES)**
TOTAL PROPOSED PARKING = 183 PARKING STALLS + 4 "MAKE READY" EVSE PARKING STALLS (8 PARKING STALLS) = 191 PARKING STALLS

* FRACTIONAL SPACES. WHENEVER THE APPLICATION OF PARKING SCHEDULE II RESULTS IN A FRACTIONAL PARKING SPACE IN EXCESS OF ONE-HALF, A FULL SPACE SHALL BE REQUIRED. (§25-12.2.B.3)

** A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10% OF THE TOTAL REQUIRED PARKING. (§25-12.6.E.2)

FOR 151 TO 200 PARKING SPACES; 6 ADA COMPLIANT SPACES REQUIRED, 1 OF WHICH IS VAN ACCESSIBLE
PROPOSED ADA SPACES: 7 TOTAL ADA COMPLIANT SPACES, 1 OF WHICH IS VAN ACCESSIBLE & 1 OF WHICH IS EVSE VAN ACCESSIBLE

REQUIREMENTS FOR NEW INSTALLATION OF EVSE AND MAKE-READY PARKING SPACES: (§25-12.6.D)
(2.H) NOTWITHSTANDING THE PROVISIONS OF THIS SUBSECTION, A RETAILER THAT PROVIDES 25 OR FEWER OFF-STREET PARKING SPACES OR THE DEVELOPER OR OWNER OF A SINGLE-FAMILY HOME SHALL NOT BE REQUIRED TO PROVIDE OR INSTALL ANY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR MAKE-READY PARKING SPACES.

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)

THE ENTIRE PERIMETER OF ALL PARKING AREAS AND EDGES OF ALL ENTRANCE AND EXIT DRIVES SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST 6 INCHES ABOVE THE PAVING SURFACE. CURBING SHALL NOT BE LESS THAN 5 FT FROM ANY FENCE OR SCREENING NOR LESS THAN 5 FT FROM ANY STRUCTURE. WHERE REQUIRED, CONCRETE WHEEL STOPS SHALL BE PROVIDED. (§25-12.1.B)

ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION AS REQUIRED. THE FENCES AS REQUIRED BY THIS SUBSECTION MAY BE WAIVED BY THE PLANNING BOARD OR ZONING BOARD IF IN THE BOARD'S JUDGEMENT, BECAUSE OF THE TOPOGRAPHY OR OTHER EXTRAORDINARY OR EXCEPTIONAL CONDITIONS, THE FENCE IS NOT NECESSARY TO PROTECT THE ADJOINING PROPERTY. (§25-12.1.B)

IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH 10 PARKING STALLS, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA. THE MAXIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 20 SPACES, AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF EIGHT FEET SHALL BE PROVIDED. (§ 25-12.1.E)

OFF-STREET PARKING FACILITIES AS REQUIRED BY THIS CHAPTER SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL BUILDING OR USE THAT THEY SERVE, EXCEPT THAT OFF-SITE PARKING FACILITIES FOR NONRESIDENTIAL USES IN THE B-1, B-2, OB-1, AND OB-2 DISTRICTS MAY BE PROVIDED ON PROPERTIES WITHIN 250 FT OF THE LOT ON WHICH THE PRINCIPAL BUILDING IS LOCATED. (§ 25-12.1.K)

ALL DRIVEWAYS FOR TWO-WAY TRAFFIC SHALL BE A MINIMUM FOR 24 FT WIDE AND IN NO CASE SHALL A DRIVEWAY BE LESS THAN 14 FT WIDE. (§ 25-12.1.H.6)

EACH ENTRANCE OR EXIT FROM SUCH PARKING AREA SHALL BE AT LEAST 50 FEET FROM ANY RESIDENTIAL. (§ 25-12.1.I)

IN THE O-B AND B DISTRICTS, OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY. (§ 25-12.1.L) **(E)**

THE PARKING REQUIREMENT FOR A BUILDING OR DEVELOPMENT WITH A MIX OF NONRESIDENTIAL USES SHALL BE THE TOTAL OF THE REQUIREMENTS OF THE COMPONENT USES, COMPUTED SEPARATELY IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBSECTION. (§ 25-12.1.M)

JOINT PARKING FACILITIES. PERSONS DEVELOPING PROPERTY IN THE B-1 AND B-2 DISTRICTS MAY MEET THE REQUIRED PARKING PROVISIONS OF THIS SUBSECTION BY PARTICIPATION IN A JOINT PARKING PROGRAM OF 2 OR MORE BUSINESS USES, PROVIDED PLANS FOR SUCH A JOINT PROGRAM HAVE BEEN APPROVED BY THE PLANNING BOARD AND FURTHER PROVIDED THAT THE AREA OF THE PARKING FACILITIES EQUALS THE TOTAL PARKING AREA REQUIREMENTS OF EACH USE PARTICIPATING THEREIN. FURTHERMORE, A JOINT PARKING AGREEMENT ESTABLISHING THE RIGHTS AND OBLIGATIONS OF ALL PARTIES TO THE AGREEMENT SHALL BE SIGNED AND SUBMITTED TO THE BOARD. THE AGREEMENT SHALL BE CONDITIONED ON APPROVAL BY THE BOARD AND THE FILING OF SAME WITH THE COUNTY AS A RECORDED EASEMENT. (§ 25-12.2.B.4)

AN ACCESS DRIVE TO AN OFF-STREET PARKING AREA OR TRUCK LOADING SPACE MAY BE LOCATED WITHIN A REQUIRED SIDE YARD, BUT SHALL NOT BE LOCATED WITHIN 5 FT OF A SIDE LOT LINE. (§ 25-12.4.A.2)

REQUIRED PARKING AREAS SHALL BE ON THE SAME LOT WITH THE MAIN BUILDING OR USE TO WHICH THEY ARE ACCESSORY, EXCEPT IN THE B-1 AND B-2 DISTRICTS PER SUBSECTION 25-12.2B.4 (§ 25-12.4.A.4)

## LOADING REQUIREMENTS

| ITEM | CODE | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|---|
| MIN. NUMBER OF LOADING SPACES | § 25-12.3 | 4 | 1 **(E)** | 2 **(E)** |
| MIN. LOADING SPACE DIMENSIONS | § 25-12.3 | 10' X 40' | 9.2' X 42.9' **(E)** | 9.2' X 42.9' **(E)** |
| MIN. LOADING SPACE FROM PROPERTY LINE | § 25-8.1 & § 25-12.3.B.2 | 5' | 36.9' | 36.9' |
| | | | KEY: | **(E)** EXISTING NONCONFORMITY TO REMAIN, VARIANCE IF REQUIRED |

(1) REQUIRED FOR 2,500 - 9,999 SF (§ 25-12.3.A.1.a)
(1) ADDITIONAL FOR EACH 10,000 SF (§ 25-12.3.A.1.b)
1 + (30,919 SF - 9,999 SF) / (10,000 SF) = 3.09 SPACES = 4 SPACES

THE SITE PLAN IS REMOVING BUILDING SQUARE FOOTAGE AND ADDING PARKING. ONE LOADING SPACE EXISTS AND TWO ARE PROPOSED. GIVEN THAT THE BUILDING AREA IS REDUCED AND AN ADDITIONAL LOADING SPACE IS PROPOSED, THIS IS AN EXISTING NONCONFORMING CONDITION TO REMAIN. A VARIANCE IS REQUESTED BY THE BOARD, IF REQUIRED.

THE SPACE IS ONLY PERMITTED IN THE SIDE OR REAR YARD PROVIDED NO PART OF THE SPACE IS NEARER THAN 5 FT FROM ANY SIDE OR REAR PROPERTY LINE. (§ 25-12.3.B.2)

30 15 7.5 0 30
SCALE: 1" = 30'

## PRINCIPAL USES

(§ 25-8.12) THERE SHALL BE NO MORE THAN ONE PRINCIPAL USE UPON ANY SINGLE LOT EXCEPT:

A. IN B-1 AND B-2 DISTRICTS, MIXED-USE DEVELOPMENTS SHALL BE PERMITTED AS A CONDITIONAL USE IN ACCORDANCE WITH THE REQUIREMENTS OF § 25-24.2B2(M)

B. ALL PROPOSED MIXED-USES MUST COMPLY WITH ALL HEALTH AND BUILDING CODE REGULATIONS, INLCUDING CERTIFICATE OF CONTINUED OCCUPANCY REQUIREMENTS. OFF-STREET PARKING SHALL BE PROVIDED AS REQUIRED FOR EACH INDIVIDUAL USE, EXCEPT THAT SHARED PARKING SHALL BE PERMITTED FOR A MIXED-USE DEVELOPMENT CONTAINING A RESIDENTIAL USE, PER § 25-12.2A3

C. ALL COMMERCIAL / RETAIL USES CURRENTLY ON STREET LEVEL CANNOT BE CONVERTED TO RESIDENTIAL USE.

D. MIXED USES AND MULTIPLE PRINCIPAL USES ON ONE LOT SHALL BE PERMITTED IN THE B-1, B-2, P-C, O-R AND I DISTRICTS.

## YARD REQUIREMENTS

IN ALL DISTRICTS, THE SPACE IN A REQUIRED FRONT, SIDE, SIDE FRONT YARD, OR REAR YARD SHALL BE OPEN AND UNOBSTRUCTED EXCEPT FOR: (§ 25-8.2)

A. AN UNROOFED TERRACE PROJECTING NOT MORE THAN 8 FT INTO THE REQUIRED REAR YARD.
B. STEPS PROJECTING NOT MORE THAN 6 FT LEADING TO A BASEMENT OR FIRST FLOOR.
C. DOORWAYS, WINDOWS, SILLS, LINTELS, WALL ORNAMENTS OR LEADERS PROJECTING NOT MORE THAN 2 FT. A VARIANCE SHALL BE REQUIRED FOR ANY FEATURE THAT PROJECTS MORE THAN 2 FT INTO A REQUIRED YARD.
D. FIRE ESCAPES REQUIRED BY LAW, AND CHIMNEYS, NOT OVER 4 FT WIDE, PROVIDED THAT THE BUILDING INSPECTOR SHALL DETERMINE THAT SUCH PROJECTIONS ARE SO PLACED AS NOT TO OBSTRUCT LIGHT OR VENTILATION.
E. AN EXISTING PRIVATE GARAGE FOR A ONE-FAMILY OR TWO-FAMILY DWELLING MAY BE REBUILT WITHIN ITS SAME FOOTPRINT.
F. A HANDICAP ACCESSIBILITY RAMP OR A ONE-FAMILY OR TWO-FAMILY DWELLING, IN ACCORDANCE WITH § 25-9.12.

SIDE YARDS OF NONRESIDENTIAL BUILDINGS ON LOTS WHICH ARE CONTIGUOUS TO THE BOUNDARY OF ANY RESIDENTIAL DISTRICT SHALL HAVE A MINIMUM REQUIRED WIDTH OF 75 FEET. (§ 25-11.2)

## ACCESSORY USE REQUIREMENTS

NO ACCESSORY USES SHALL BE LOCATED WITHIN ANY MINIMUM REQUIRED FRONT YARD OR SIDE YARD. (§ 25-8.1.A)

IF ANY SUCH ACCESSORY USE IS LOCATED IN B, I, OR I-B DISTRICT AND A PROPERTY LINE WHICH IS THE DISTRICT BOUNDARY LINE ABUTS A RESIDENTIAL DISTRICT, THEN THE MINIMUM REQUIRED DISTANCE FROM SUCH PROPERTY LINE SHALL BE 10 FT. (§ 25-8.1.B)

NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN 15 FT OF ANY PRINCIPAL BUILDING, EXCEPT AS OTHERWISE PROVIDED HEREIN. (§ 25-8.1.E)

IN ANY DISTRICT, NO BUILDING OR ACCESSORY BUILDING AND NO WALL OR FENCE SHALL BE PERMITTED WITHIN 15 FT OF THE CENTER LINE OF ANY STREAM, WATER COURSE, OR OTHER NATURAL DRAINAGE LINE WHICH CARRIES STORM WATER RUN-OFF, IN ORDER THAT ACCESS BY DULY CONSTITUTED AUTHORITIES OR THE TOWNSHIP MAY BE ASSURED FOR THE PURPOSE OF CLEANING, DREDGING, AND OTHERWISE MAINTAINING SUCH DRAINAGE LINE. IN THE APPLICATION OF THIS SUBSECTION TO A PARTICULAR LOT THE TOWNSHIP ENGINEER SHALL DETERMINE WHETHER ACCESS TO THE STREAM, INTERMITTENT WATERCOURSE OR NATURAL DRAINAGE LINE WHICH FORMS A PART OF SUCH IS NECESSARY IN THE PUBLIC INTEREST. (§ 25-8.5)

IN ALL DISTRICTS, UTILITY BOXES AND OTHER GROUND LEVEL STRUCTURES SHALL BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR, WHILE PERMITTING ACCESS BY THE UTILITY COMPANY. SUCH PROVISION SHOULD BE REFLECTED IN THE LANDSCAPE PLAN PORTION OF ALL PRELIMINARY AND FINAL SITE PLANS. (§ 25-8.15)

## BUFFER REQUIREMENTS

SIDE YARDS OF NONRESIDENTIAL BUILDINGS ON LOTS WHICH ARE CONTIGUOUS TO THE BOUNDARY OF ANY RESIDENTIAL DISTRICT SHALL HAVE A MINIMUM REQUIRED WIDTH OF 75 FT. (§ 25-11.2)

BUFFER STRIPS IN ALL NONRESIDENTIAL DISTRICTS AND FOR RESIDENTIAL DEVELOPMENTS OF 10 ACRES OR GREATER.
(§ 25-11.3)

(A) IN ADDITION TO SETBACK REQUIREMENTS LISTED IN SUBSECTION 25-7.1 OF THE TABLE OF DISTRICT REGULATIONS, ALONG ANY SIDE OR REAR PROPERTY LINE WHICH IS ALSO THE BOUNDARY LINE BETWEEN A NONRESIDENTIAL 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 SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDINGS FROM SUCH ABUTTING RESIDENTIAL DISTRICT OR USE IN A RESIDENTIAL ZONE. THE REQUIRED BUFFER WIDTH SHALL BE 50 FT IN ALL NONRESIDENTIAL ZONES.

(D) ABOVEGROUND STORM WATER MANAGEMENT FACILITIES SHALL NOT BE PERMITTED IN BUFFER STRIPS.

## FENCES AND WALLS

WALLS AND FENCES WHICH ARE NOT MORE THAN 50% SOLID ARE PERMITTED ANYWHERE ON THE PROPERTY, IN ALL DISTRICTS, PROVIDED THEY ARE NOT HIGHER THAN 4 FEET. (§ 25-8.4.A) **(E)**

IN ALL NONRESIDENTIAL DISTRICTS, FENCES OR WALLS NOT EXCEEDING 6 FT IN HEIGHT SHALL BE PERMITTED IN THE SIDE AND REAR YARDS PROVIDED THE FENCE OR WALL IS NOT CLOSER THAN 5 FT AT ANY POINT TO A PRINCIPAL BUILDING IN A RESIDENTIAL DISTRICT. (§ 25-8.4.C) **(E)**

IN ALL NONRESIDENTIAL DISTRICTS, A FENCE OR WALL TO BE USED FOR SCREENING MAY NOT EXCEED SIX FEET IN HEIGHT. (§ 25-8.4.D) **(V)**

KEY: **(E)** EXISTING NONCONFORMITY TO REMAIN, VARIANCE IF REQUIRED
**(V)** VARIANCE REQUIRED

## SIGNAGE REQUIREMENTS

### MONUMENT SIGN

| ITEM | CODE | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|---|
| LOCATION | § 25-15.3.C.3.D | FRONT YARD ONLY | FRONT YARD | NO CHANGE |
| MINIMUM SETBACKS | § 25-15.3.C.3.D | 10' FRONT YARD SETBACK<br>25' SIDE YARD SETBACK | 3.3' (FRONT) **(E)**<br>> 25' (SIDE) | NO CHANGE |
| MAXIMUM AREA | § 25-15.3.C.3.D | 50 SF | 25.3 SF | NO CHANGE |
| HEIGHT | § 25-15.3.C.3.D | MIN 2' ABOVE GROUND<br>MAX 8' ABOVE GROUND | 0' (MIN) **(E)**<br>3.3' (MAX) | NO CHANGE |
| MAXIMUM WIDTH | § 25-15.3.C.3.D | 6' (INCLUDING SUPPORT STRUCTURE) | 7.6' **(E)** | NO CHANGE |
| | | KEY: | **(E)** EXISTING NONCONFORMITY TO REMAIN, VARIANCE IF REQUIRED | |

REFER TO ARCH PLANS FOR BUILDING MOUNTED SIGNAGE REQUIREMENTS.

**REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY.**

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| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
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| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

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| | |
|---|---|
| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-PROP |

PROJECT:

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

**PROPOSED RETAIL STORE**

**MAP: 87 | BLK: 157 | LOT: 5**
**457 MOUNT PLEASANT AVENUE**
**TOWNSHIP OF WEST ORANGE**
**ESSEX COUNTY, NEW JERSEY**

**BOHLER**™
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NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

**T. LAM**
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

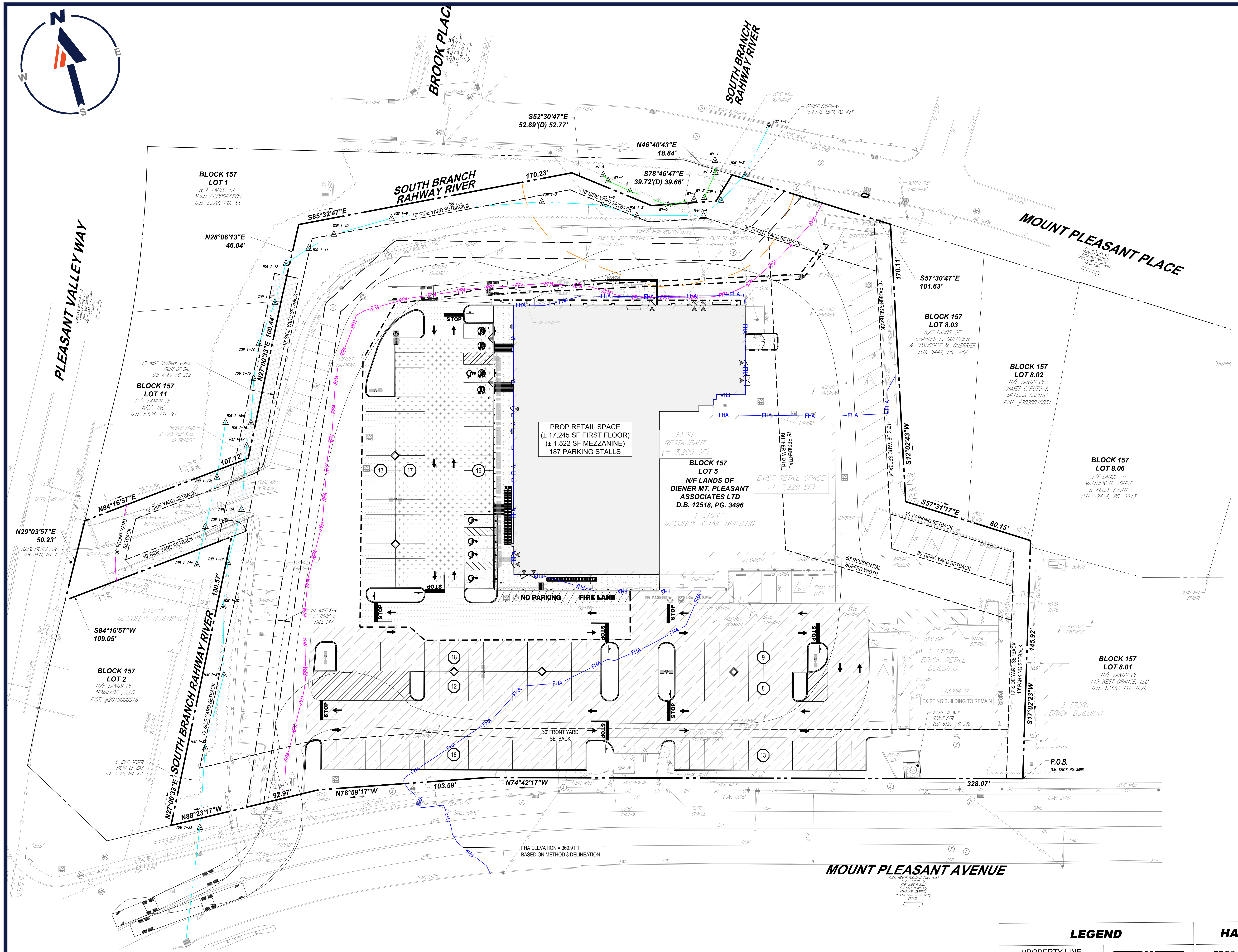
SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:
**C-301**

REVISION 1 - 09/17/2025

Sep 25, 2025
G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-PROP-NJA230139.00-1A---->LAYOUT: C-301 SITE
TH


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
MOUNT PLEASANT PLACE
PLEASANT VALLEY WAY
MOUNT PLEASANT AVENUE
S52°30'47"E 52.89'(D) 52.77'
N46°40'43"E 18.84'
S78°46'47"E 39.72'(D) 39.66'
170.23'
S85°32'47"E
N28°06'13"E 46.04'
N27°00'33"E 100.44'
107.12'
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92.97'
N78°59'17"W
103.59'
N74°42'17"W
328.07'
S17°02'23"W
145.92'
S57°31'17"E
80.15'
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170.11'
S57°30'47"E 101.63'
BLOCK 157 LOT 1
N/F LANDS OF ALIAN CORPORATION D.B. 5328, PG. 88
BLOCK 157 LOT 11
N/F LANDS OF IMSA, INC. D.B. 5328, PG. 91
BLOCK 157 LOT 2
N/F LANDS OF ARMALADEX, LLC INST. #2019000516
BLOCK 157 LOT 5
N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD D.B. 12518, PG. 3496
BLOCK 157 LOT 8.03
N/F LANDS OF CHARLES E. GUERRIER & FRANCOISE M. GUERRIER D.B. 5441, PG. 469
BLOCK 157 LOT 8.02
N/F LANDS OF JAMES CAPUTO & MELISSA CAPUTO INST. #2020045831
BLOCK 157 LOT 8.06
N/F LANDS OF MATTHEW B. YOUNT & KELLY YOUNT D.B. 12414, PG. 9843
BLOCK 157 LOT 8.01
N/F LANDS OF 449 WEST ORANGE, LLC D.B. 12330, PG. 1676
PROP RETAIL SPACE
(± 17,245 SF FIRST FLOOR)
(± 1,522 SF MEZZANINE)
187 PARKING STALLS
EXIST RESTAURANT (± 3,200 SF)
EXIST RETAIL SPACE (± 7,220 SF)
1 STORY MASONRY RETAIL BUILDING
1 STORY MASONRY BUILDING
1 STORY BRICK RETAIL BUILDING
±3,254 SF
EXISTING BUILDING TO REMAIN
2 STORY BRICK BUILDING
10' SIDE YARD SETBACK
30' FRONT YARD SETBACK
10' PARKING SETBACK
30' REAR YARD SETBACK
75' RESIDENTIAL BUFFER WIDTH
50' RESIDENTIAL BUFFER WIDTH
10' SIDE YARD SETBACK 10' PARKING SETBACK
EXIST 50' WIDE RIPARIAN BUFFER (TYP)
EXIST 50' WIDE WETLAND BUFFER (TYP)
8' HIGH WOODEN FENCE
BRIDGE EASEMENT PER D.B. 5572, PG. 445
15' WIDE SANITARY SEWER RIGHT OF WAY D.B. A-80, PG. 252
15' WIDE SEWER RIGHT OF WAY D.B. A-80, PG. 252
SLOPE RIGHTS PER D.B. 3491, PG. 1
10' WIDE PER LP BOOK 4, PAGE 547
RIGHT OF WAY GRANT PER D.B. 5120, PG. 286
P.O.B. D.B. 12518, PG. 3496
FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION
NO PARKING
FIRE LANE
STOP
13
17
16
18
12
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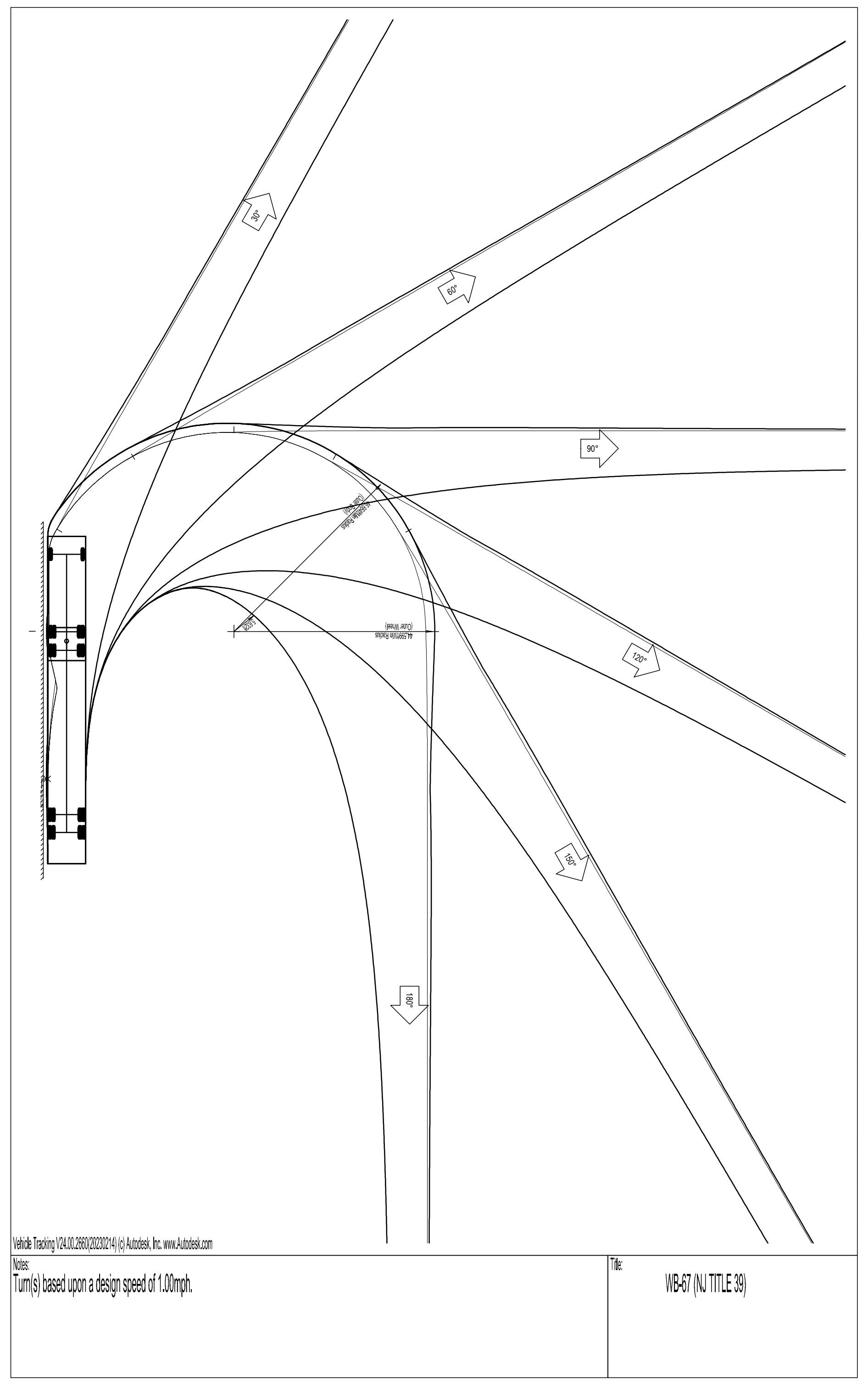
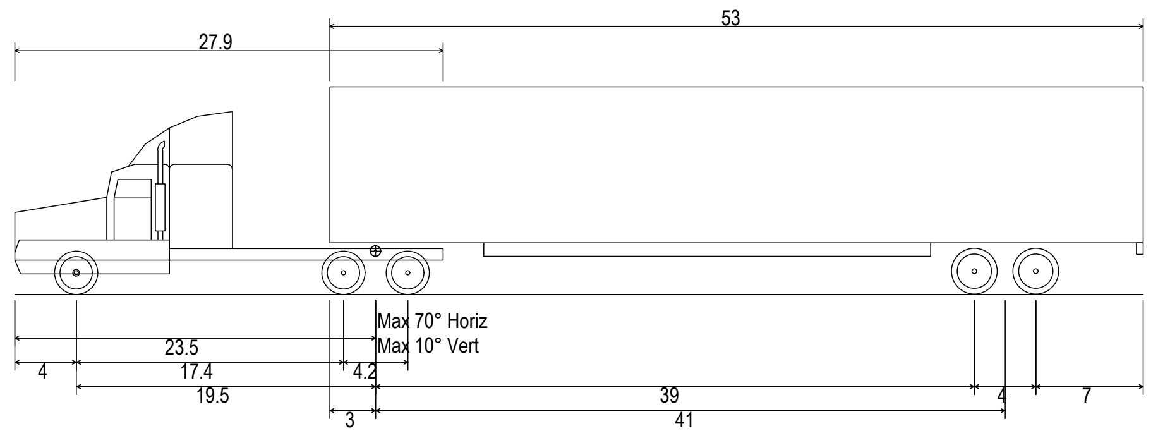
8
18
13





WB-67 (NJ TITLE 39)

| | |
|---|---|
| Overall Length | 73.500ft |
| Overall Width | 8.500ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.334ft |
| Max Track Width | 8.500ft |
| Lock-to-lock time | 6.00s |
| Max Steering Angle (Virtual) | 28.40° |

## LEGEND

| | |
|---|---|
| PROPERTY LINE | ——— - - ——— |
| TOP OF BANK | ——— · · · ——— |
| 50 FT NJDEP RIPARIAN BUFFER WIDTH | —RPA——RPA— |
| WETLAND BOUNDARY | ——— · · ——— |
| 50 FT WETLAND BUFFER WIDTH | ——— ——— |
| FHA ELEVATION (BASED ON METHOD 3 DELINEATION) | ——— FHA ——— |

## HATCH LEGEND

| | |
|---|---|
| PROP FULL DEPTH ASPHALT PAVEMENT | ▨ |
| PROP PERVIOUS ASPHALT PAVEMENT | ▨ |
| PROP MILL AND OVERLAY PAVEMENT | ▨ |
| PROP CONCRETE SIDEWALK | ▨ |
| PROP HEAVY-DUTY CONCRETE PAVEMENT | ▨ |
| PROP CONCRETE PAVEMENT | ▨ |

## PARKING LEGEND

| | |
|---|---|
| X | PROP PASSENGER PARKING SPACES |

**REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

30 15 7.5 0 30
SCALE: 1" = 30'

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| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |
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PROJECT:

# PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
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PROFESSIONAL ENGINEER
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NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

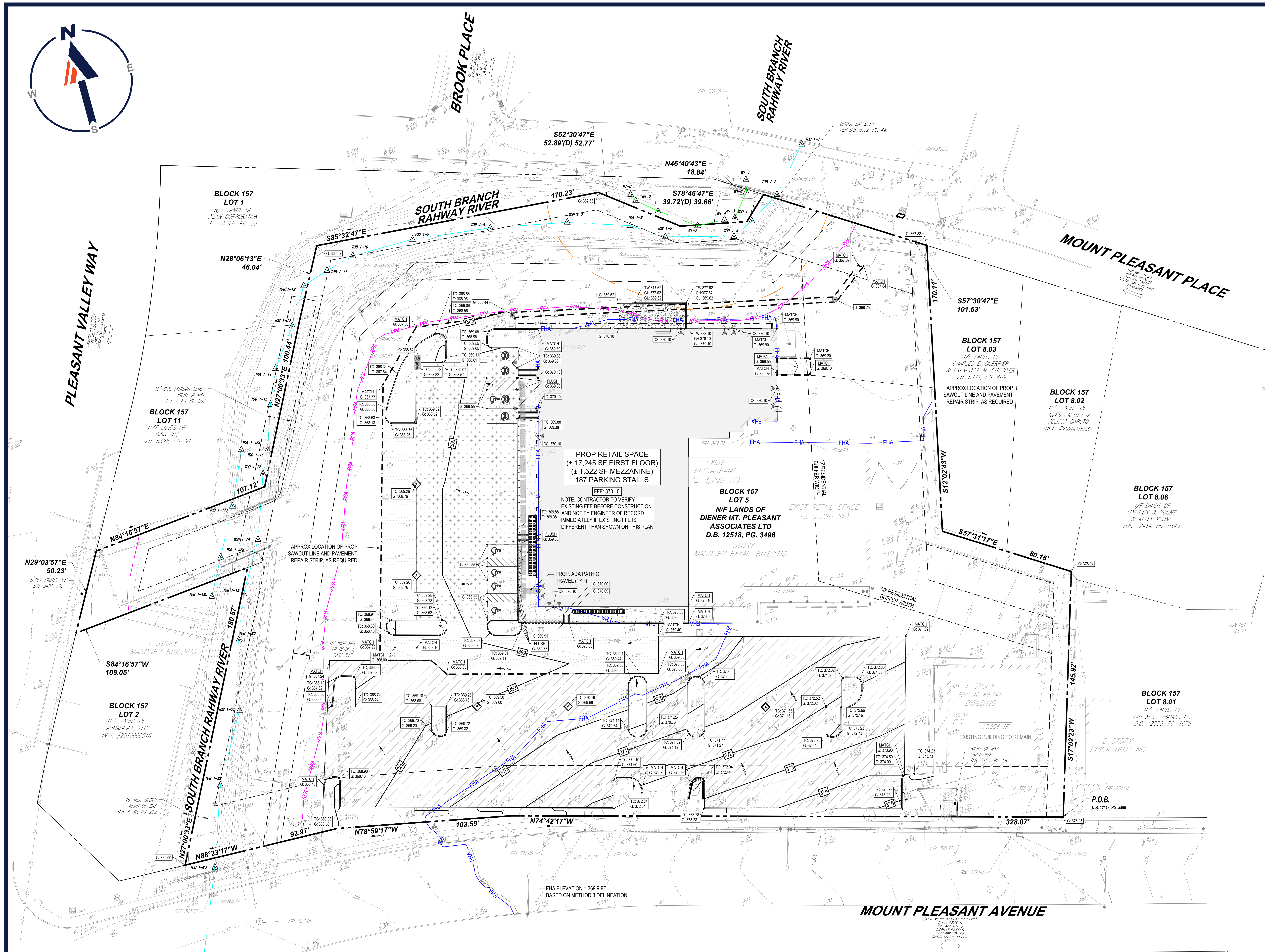
SHEET TITLE:

## TRUCK TURNING PLAN WB-67 (TITLE 39)

SHEET NUMBER:

## C-302

REVISION 1 - 09/17/2025


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
PLEASANT VALLEY WAY
MOUNT PLEASANT PLACE
MOUNT PLEASANT AVENUE
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15' WIDE SEWER RIGHT OF WAY D.B. A-80, PG. 252
SLOPE RIGHTS PER D.B. 3491, PG. 1
10' WIDE PER LP BOOK 4, PAGE 547
RIGHT OF WAY GRANT PER D.B. 5120, PG. 286
75' RESIDENTIAL BUFFER WIDTH
50' RESIDENTIAL BUFFER WIDTH
PROP RETAIL SPACE (± 17,245 SF FIRST FLOOR) (± 1,522 SF MEZZANINE) 187 PARKING STALLS
FFE: 370.10
EXIST RESTAURANT (± 3,200 SF)
EXIST RETAIL SPACE (± 7,220 SF)
1 STORY MASONRY RETAIL BUILDING
1 STORY MASONRY BUILDING
1 STORY BRICK RETAIL BUILDING ±3,254 SF
EXISTING BUILDING TO REMAIN
2 STORY BRICK BUILDING
PROP. ADA PATH OF TRAVEL (TYP)
APPROX LOCATION OF PROP SAWCUT LINE AND PAVEMENT REPAIR STRIP, AS REQUIRED
IRON PIN FOUND

NOTE: CONTRACTOR TO VERIFY EXISTING FFE BEFORE CONSTRUCTION AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF EXISTING FFE IS DIFFERENT THAN SHOWN ON THIS PLAN

FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION

## GRADING NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ENGINEER OF RECORD APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLING CURBING.
9. THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 2% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
10. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS WHICH ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR, MUST BE DETERMINED AND SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT LICENSED STRUCTURAL ENGINEER DESIGNS ALL WALLS SHOWN HEREON AND THAT PRIOR TO CONSTRUCTION, THE MUNICIPALITY APPROVES ALL SIGNED AND SEALED SHOP DRAWINGS. FURTHER, THE CONTRACTOR MUST ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, ARE MATERIALLY CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).
11. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES INSTALLED ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.

## ACCESSIBILITY DESIGN GUIDELINES

(Rev. 1/2023)

5. ANY WORK PROPOSED IN THE STATE OF NEW JERSEY MUST CONFORM TO THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7, BARRIER-FREE ACCESS.

## LEGEND

| | |
|---|---|
| PROPERTY LINE | ——— - - ——— |
| TOP OF BANK | ——— · · · ——— |
| 50 FT NJDEP RIPARIAN BUFFER WIDTH | —RPA——RPA— |
| WETLAND BOUNDARY | ——— · · ——— |
| 50 FT WETLAND BUFFER WIDTH | ———      ——— |
| FHA ELEVATION (BASED ON METHOD 3 DELINEATION) | ——— FHA ——— |

## HATCH LEGEND

| | |
|---|---|
| PROP FULL DEPTH ASPHALT PAVEMENT | ▨ |
| PROP PERVIOUS ASPHALT PAVEMENT | ▨ |
| PROP MILL AND OVERLAY PAVEMENT | ▨ |
| PROP CONCRETE SIDEWALK | ▨ |
| PROP HEAVY-DUTY CONCRETE PAVEMENT | ▨ |
| PROP CONCRETE PAVEMENT | ▨ |

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30 15 7.5 0 30

SCALE: 1" = 30'

Sep 24, 2025

G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GDUL-NJA230139.00-1A----->LAYOUT: C-401 GRAD

TH

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|---|---|---|---|
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**PRELIMINARY & FINAL MAJOR SITE PLAN**

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PROPOSED
RETAIL STORE

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PENNSYLVANIA LICENSE No. 76746

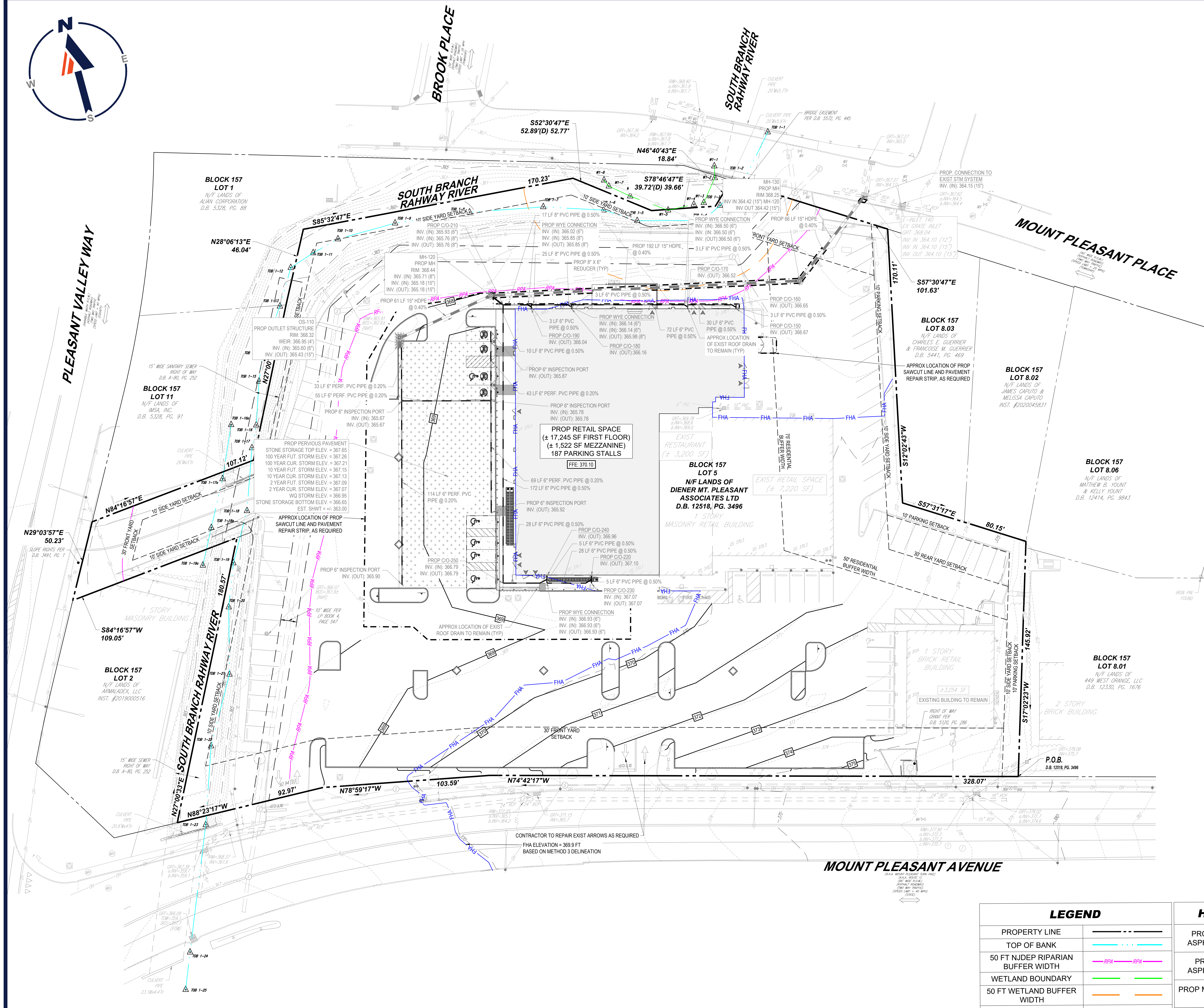
SHEET TITLE:

**GRADING PLAN**

SHEET NUMBER:

**C-401**

REVISION 1 - 09/17/2025


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
PLEASANT VALLEY WAY
MOUNT PLEASANT PLACE
MOUNT PLEASANT AVENUE
(A.K.A. MOUNT PLEASANT TURN PIKE) (A.K.A. ROUTE 1) (66' WIDE R.O.W.) (ASPHALT ROADWAY) (TWO WAY TRAFFIC) (SPEED LIMIT = 40 MPH) (STATE)
S52°30'47"E 52.89'(D) 52.77'
N46°40'43"E 18.84'
S78°46'47"E 39.72'(D) 39.66'
170.23'
S85°32'47"E
N28°06'13"E 46.04'
S57°30'47"E 101.63'
170.11'
S12°02'43"W
S57°31'17"E
80.15'
145.92'
S17°02'23"W
328.07'
N74°42'17"W
103.59'
N78°59'17"W
92.97'
92.94'(D)
N88°23'17"W
N27°00'33"E
180.57'
S84°16'57"W 109.05'
N84°16'57"E
N29°03'57"E 50.23'
107.12'
P.O.B.
D.B. 12518, PG. 3496
BLOCK 157 LOT 1 N/F LANDS OF ALIAN CORPORATION D.B. 5328, PG. 88
BLOCK 157 LOT 11 N/F LANDS OF IMSA, INC. D.B. 5328, PG. 91
BLOCK 157 LOT 2 N/F LANDS OF ARMALADEX, LLC INST. #2019000516
BLOCK 157 LOT 5 N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD D.B. 12518, PG. 3496
BLOCK 157 LOT 8.03 N/F LANDS OF CHARLES E. GUERRIER & FRANCOISE M. GUERRIER D.B. 5441, PG. 469
BLOCK 157 LOT 8.02 N/F LANDS OF JAMES CAPUTO & MELISSA CAPUTO INST. #2020045831
BLOCK 157 LOT 8.06 N/F LANDS OF MATTHEW B. YOUNT & KELLY YOUNT D.B. 12414, PG. 9843
BLOCK 157 LOT 8.01 N/F LANDS OF 449 WEST ORANGE, LLC D.B. 12330, PG. 1676
PROP RETAIL SPACE (± 17,245 SF FIRST FLOOR) (± 1,522 SF MEZZANINE) 187 PARKING STALLS
FFE: 370.10
EXIST RESTAURANT (± 3,200 SF)
EXIST RETAIL SPACE (± 7,220 SF)
1 STORY MASONRY RETAIL BUILDING
1 STORY MASONRY BUILDING
1 STORY BRICK RETAIL BUILDING
2 STORY BRICK BUILDING
EXISTING BUILDING TO REMAIN
10' SIDE YARD SETBACK
FRONT YARD SETBACK
30' FRONT YARD SETBACK
30' REAR YARD SETBACK
10' PARKING SETBACK
75' RESIDENTIAL BUFFER WIDTH
50' RESIDENTIAL BUFFER WIDTH
BRIDGE EASEMENT PER D.B. 5572, PG. 445
15' WIDE SANITARY SEWER RIGHT OF WAY D.B. A-80, PG. 252
15' WIDE SEWER RIGHT OF WAY D.B. A-80, PG. 252
SLOPE RIGHTS PER D.B. 3491, PG. 1
10' WIDE PER LP BOOK 4, PAGE 547
RIGHT OF WAY GRANT PER D.B. 5120, PG. 286
CULVERT PIPE 26'Wx5'H
CULVERT PIPE 20.8'Wx4'H
CULVERT PIPE 20'Wx5.9'H
MH-130 PROP MH RIM 368.25 INV IN 364.42 (15") MH-120 INV OUT 364.42 (15")
MH-120 PROP MH RIM: 368.44 INV. (IN): 365.71 (8") INV. (IN): 365.18 (15") INV. (OUT): 365.18 (15")
OS-110 PROP OUTLET STRUCTURE RIM: 368.32 WEIR: 366.95 (4') INV. (IN): 365.60 (6") INV. (OUT): 365.43 (15")
PROP C/O-210 INV. (IN): 365.93 (6") INV. (IN): 365.76 (8") INV. (OUT): 365.76 (8")
PROP WYE CONNECTION INV. (IN): 366.02 (6") INV. (IN): 365.85 (8") INV. (OUT): 365.85 (8")
PROP WYE CONNECTION INV. (IN): 366.50 (6") INV. (IN: 366.50 (6") INV. (OUT):366.50 (6")
PROP WYE CONNECTION INV. (IN): 366.14 (6") INV. (IN): 366.14 (6") INV. (OUT): 365.98 (8")
PROP WYE CONNECTION INV. (IN): 366.93 (6") INV. (IN): 366.93 (6") INV. (OUT): 366.93 (6")
PROP C/O-190 INV. (OUT): 366.04
PROP C/O-180 INV. (OUT):366.16
PROP C/O-170 INV. (OUT): 366.52
PROP C/O-160 INV. (OUT): 366.65
PROP C/O-150 INV. (OUT): 366.67
PROP C/O-240 INV. (OUT): 366.96
PROP C/O-220 INV. (OUT): 367.10
PROP C/O-230 INV. (IN): 367.07 INV. (OUT): 367.07
PROP C/O-250 INV. (IN): 366.79 INV. (OUT): 366.79
PROP 6" INSPECTION PORT INV. (OUT): 365.87
PROP 6" INSPECTION PORT INV. (IN): 365.78 INV. (OUT): 365.78
PROP 6" INSPECTION PORT INV. (IN): 365.67 INV. (OUT): 365.67
PROP 6" INSPECTION PORT INV. (OUT): 365.92
PROP 6" INSPECTION PORT INV. (OUT): 365.90
17 LF 8" PVC PIPE @ 0.50%
25 LF 8" PVC PIPE @ 0.50%
10 LF 8" PVC PIPE @ 0.50%
PROP 8" X 6" REDUCER (TYP)
PROP 192 LF 15" HDPE @ 0.40%
PROP 61 LF 15" HDPE @ 0.40%
PROP 66 LF 15" HDPE @ 0.40%
3 LF 6" PVC PIPE @ 0.50%
30 LF 6" PVC PIPE @ 0.50%
72 LF 6" PVC PIPE @ 0.50%
33 LF 6" PERF. PVC PIPE @ 0.20%
55 LF 6" PERF. PVC PIPE @ 0.20%
43 LF 6" PERF. PVC PIPE @ 0.20%
114 LF 6" PERF. PVC PIPE @ 0.20%
69 LF 6" PERF. PVC PIPE @ 0.20%
172 LF 6" PVC PIPE @ 0.50%
28 LF 6" PVC PIPE @ 0.50%
5 LF 6" PVC PIPE @ 0.50%
PROP PERVIOUS PAVEMENT STONE STORAGE TOP ELEV. = 367.65 100 YEAR FUT. STORM ELEV. = 367.26 100 YEAR CUR. STORM ELEV. = 367.21 10 YEAR FUT. STORM ELEV. = 367.15 10 YEAR CUR. STORM ELEV. = 367.13 2 YEAR FUT. STORM ELEV. = 367.09 2 YEAR CUR. STORM ELEV. = 367.07 WQ STORM ELEV. = 366.95 STONE STORAGE BOTTOM ELEV. = 366.65 EST. SHWT = +/- 363.00
APPROX LOCATION OF PROP SAWCUT LINE AND PAVEMENT REPAIR STRIP, AS REQUIRED
APPROX LOCATION OF EXIST ROOF DRAIN TO REMAIN (TYP)
PROP. CONNECTION TO EXIST STM SYSTEM INV. (IN): 364.15 (15")
E-INLET 140 EX GRATE INLET GRT 368.04 INV IN 364.10 (12") INV IN 364.10 (15") INV OUT 364.10 (15")
CONTRACTOR TO REPAIR EXIST ARROWS AS REQUIRED
FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION
FIRE LANE
368
369
370
371
372
373
374
375
FHA
RPA

## DRAINAGE AND UTILITY NOTES

(Rev. 3/2023)

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13. THE CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE.
14. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENTAL AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-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 LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
15. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
16. STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
17. THE CONTRACTOR MUST NOTIFY, IN WRITING, THE MUNICIPAL ENGINEER AT LEAST THREE (3) BUSINESS DAYS PRIOR TO INSTALLATION OF SANITARY COMPONENTS. FAILURE TO HAVE SANITARY INSTALLATION AND TESTING OBSERVED BY THE DESIGNATED ENGINEER MAY REQUIRE RE-EXCAVATION OF SANITARY LINE, AND RE-TESTING, WHICH WILL BE DONE AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
18. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
19. SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE.
20. FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
21. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
22. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
23. UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPES MUST BE REINFORCED CONCRETE PIPES (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE HDPE SDR 26 OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477.
24. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
25. GAS METERS MUST BE PROTECTED BY BOLLARDS AND FENCES IF INSTALLED WITHIN THE EXTERIOR OF THE BUILDING AS REQUIRED BY THE JURISDICTIONAL GAS PURVEYOR.

### LEGEND

| | |
|---|---|
| PROPERTY LINE | ——- - —— |
| TOP OF BANK | —— · · · —— |
| 50 FT NJDEP RIPARIAN BUFFER WIDTH | —RPA——RPA— |
| WETLAND BOUNDARY | —— · · —— |
| 50 FT WETLAND BUFFER WIDTH | ——  —— |
| FHA ELEVATION (BASED ON METHOD 3 DELINEATION) | —— FHA —— |

### HATCH LEGEND

| | |
|---|---|
| PROP FULL DEPTH ASPHALT PAVEMENT | ▨ |
| PROP PERVIOUS ASPHALT PAVEMENT | ▨ |
| PROP MILL AND OVERLAY PAVEMENT | ▨ |
| PROP CONCRETE SIDEWALK | ▨ |
| PROP HEAVY-DUTY CONCRETE PAVEMENT | ▨ |
| PROP CONCRETE PAVEMENT | ▨ |

**THIS PLAN TO BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES ONLY.**

**REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

30 15 7.5 0 30

SCALE: 1" = 30'

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| **PROJECT No.:** | NJA230139.00-1A |
| **DRAWN BY:** | CRA / TGH |
| **CHECKED BY:** | TXL |
| **DATE:** | 08/14/2025 |
| **CAD I.D.:** | P-CIVL-GDUL |

**PROJECT:**

## PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

**PROPOSED RETAIL STORE**

**MAP: 87 | BLK: 157 | LOT: 5**
**457 MOUNT PLEASANT AVENUE**
**TOWNSHIP OF WEST ORANGE**
**ESSEX COUNTY, NEW JERSEY**

**BOHLER//**™
BOHLER ENGINEERING NJ, LLC
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*www.BohlerEngineering.com*
NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

**T. LAM**

**PROFESSIONAL ENGINEER**
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

**SHEET TITLE:**

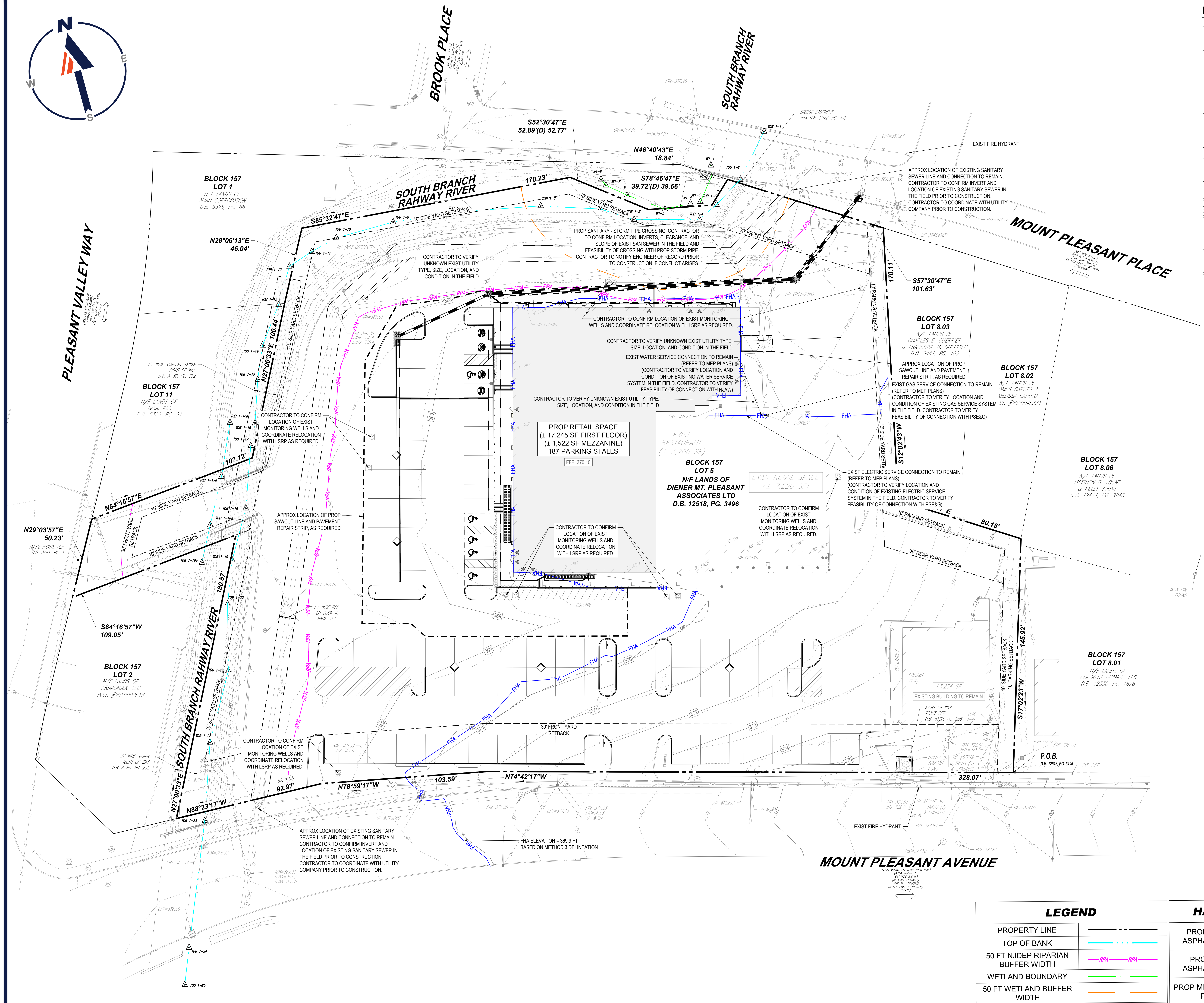
## DRAINAGE PLAN

**SHEET NUMBER:**

# C-402

**REVISION 1 - 09/17/2025**

Sep 24, 2025 G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GDUL-NJA230139.00-1A----->LAYOUT: C-402 DRIN TH


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
PLEASANT VALLEY WAY
MOUNT PLEASANT PLACE
MOUNT PLEASANT AVENUE
(A.K.A. MOUNT PLEASANT TURN PIKE) (A.K.A. ROUTE 1) (66' WIDE R.O.W.) (ASPHALT ROADWAY) (TWO WAY TRAFFIC) (SPEED LIMIT = 40 MPH) (STATE)
(40' WIDE R.O.W.) (ASPHALT ROADWAY) (TWO WAY TRAFFIC) (SPEED LIMIT = 25 MPH) (TOWNSHIP)
BLOCK 157 LOT 1 N/F LANDS OF ALIAN CORPORATION D.B. 5328, PG. 88
BLOCK 157 LOT 11 N/F LANDS OF IMSA, INC. D.B. 5328, PG. 91
BLOCK 157 LOT 2 N/F LANDS OF ARMALADEX, LLC INST. #2019000516
BLOCK 157 LOT 5 N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD D.B. 12518, PG. 3496
BLOCK 157 LOT 8.03 N/F LANDS OF CHARLES E. GUERRIER & FRANCOISE M. GUERRIER D.B. 5441, PG. 469
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BLOCK 157 LOT 8.01 N/F LANDS OF 449 WEST ORANGE, LLC D.B. 12330, PG. 1676
S52°30'47"E 52.89'(D) 52.77'
N46°40'43"E 18.84'
S78°46'47"E 39.72'(D) 39.66'
170.23'
S85°32'47"E
N28°06'13"E 46.04'
N27°00'33"E 100.44'
107.12'
N84°16'57"E
N29°03'57"E 50.23'
S84°16'57"W 109.05'
180.57'
N27°00'33"E
N88°23'17"W
92.97'
92.94'(D)
N78°59'17"W
103.59'
N74°42'17"W
328.07'
S17°02'23"W
145.92'
80.15'
S12°02'43"W
170.11'
S57°30'47"E 101.63'
P.O.B. D.B. 12518, PG. 3496
10' SIDE YARD SETBACK
30' FRONT YARD SETBACK
10' PARKING SETBACK
30' REAR YARD SETBACK
BRIDGE EASEMENT PER D.B. 5572, PG. 445
15' WIDE SANITARY SEWER RIGHT OF WAY D.B. A-80, PG. 252
15' WIDE SEWER RIGHT OF WAY D.B. A-80, PG. 252
SLOPE RIGHTS PER D.B. 3491, PG. 1
10' WIDE PER LP BOOK 4, PAGE 547
RIGHT OF WAY GRANT PER D.B. 5120, PG. 286
EXIST FIRE HYDRANT
APPROX LOCATION OF EXISTING SANITARY SEWER LINE AND CONNECTION TO REMAIN. CONTRACTOR TO CONFIRM INVERT AND LOCATION OF EXISTING SANITARY SEWER IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
PROP SANITARY - STORM PIPE CROSSING. CONTRACTOR TO CONFIRM LOCATION, INVERTS, CLEARANCE, AND SLOPE OF EXIST SAN SEWER IN THE FIELD AND FEASIBILITY OF CROSSING WITH PROP STORM PIPE. CONTRACTOR TO NOTIFY ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF CONFLICT ARISES.
CONTRACTOR TO VERIFY UNKNOWN EXIST UTILITY TYPE, SIZE, LOCATION, AND CONDITION IN THE FIELD
CONTRACTOR TO CONFIRM LOCATION OF EXIST MONITORING WELLS AND COORDINATE RELOCATION WITH LSRP AS REQUIRED.
EXIST WATER SERVICE CONNECTION TO REMAIN (REFER TO MEP PLANS) (CONTRACTOR TO VERIFY LOCATION AND CONDITION OF EXISTING WATER SERVICE SYSTEM IN THE FIELD. CONTRACTOR TO VERIFY FEASIBILITY OF CONNECTION WITH NJAW)
APPROX LOCATION OF PROP SAWCUT LINE AND PAVEMENT REPAIR STRIP, AS REQUIRED
EXIST GAS SERVICE CONNECTION TO REMAIN (REFER TO MEP PLANS) (CONTRACTOR TO VERIFY LOCATION AND CONDITION OF EXISTING GAS SERVICE SYSTEM IN THE FIELD. CONTRACTOR TO VERIFY FEASIBILITY OF CONNECTION WITH PSE&G)
EXIST ELECTRIC SERVICE CONNECTION TO REMAIN (REFER TO MEP PLANS) (CONTRACTOR TO VERIFY LOCATION AND CONDITION OF EXISTING ELECTRIC SERVICE SYSTEM IN THE FIELD. CONTRACTOR TO VERIFY FEASIBILITY OF CONNECTION WITH PSE&G)
PROP RETAIL SPACE (± 17,245 SF FIRST FLOOR) (± 1,522 SF MEZZANINE) 187 PARKING STALLS
FFE: 370.10
EXIST RESTAURANT (± 3,200 SF)
EXIST RETAIL SPACE (± 7,220 SF)
±3,254 SF
EXISTING BUILDING TO REMAIN
FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION
IRON PIN FOUND
UTILITY BOX ON CONC
UP #62002 W/ TRANS (3) & CONDUITS
UP #67019 W/TRANS (3) & CONDUITS
RIM=376.00 BOS=371.5±
RIM=376.91 INV=369.0
RIM=377.90
RIM=377.50
RIM=377.81
GRT=378.08
GRT=378.02
PVC PIPE
RIM=368.40
RIM=367.99
GRT=367.36
GRT=367.27
GRT=367.37
RIM=367.71 INV=357.2
RIM=367.71 (UTO)
RIM=368.77
UP #64548WO
UP #P54678WO
RIM=368.35 a.INV=357.6 b.INV=357.4
RIM=365.91
RIM=366.85 a.INV=356.4 b.INV=355.4
MH (NOT OBSERVED)
RIM=369.39 INV=361.8
RIM=371.05
GRT=371.15
RIM=371.63 INV=363.8 UP #727
UP #62253
RIM=368.37
GRT=367.38
GRT=366.09
RIM=367.15 a.INV=354.7 b.INV=354.5
GRT=366.07
GRT=369.78
OH CANOPY
CHIMNEY
COLUMN
COLUMN (TYP)
TOB 1-1
TOB 1-2
TOB 1-3
TOB 1-4
TOB 1-5
TOB 1-7
TOB 1-9
TOB 1-10
TOB 1-11
TOB 1-12
TOB 1-13
TOB 1-14
TOB 1-15
TOB 1-16
TOB 1-16a
TOB 1-17
TOB 1-17a
TOB 1-18
TOB 1-18a
TOB 1-19
TOB 1-19a
TOB 1-20
TOB 1-21
TOB 1-22
TOB 1-23
TOB 1-24
TOB 1-25
W1-1
W1-2
W1-3
W1-4
W1-5
W1-7
W1-8
RPA
FHA
30" PIPE
30" DIP
30" RCP
8" PIPE
4" PVC

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(Rev. 3/2023)

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18. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
19. SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE.
20. FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
21. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
22. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
23. UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPES MUST BE REINFORCED CONCRETE PIPES (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE HDPE SDR 26 OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477.
24. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
25. GAS METERS MUST BE PROTECTED BY BOLLARDS AND FENCES IF INSTALLED WITHIN THE EXTERIOR OF THE BUILDING AS REQUIRED BY THE JURISDICTIONAL GAS PURVEYOR.

### LEGEND

| | |
|---|---|
| PROPERTY LINE | ━━ ‐ ‐ ━━ |
| TOP OF BANK | ━━ · · · ━━ |
| 50 FT NJDEP RIPARIAN BUFFER WIDTH | —RPA——RPA— |
| WETLAND BOUNDARY | ━━ · ━━ |
| 50 FT WETLAND BUFFER WIDTH | ━━  ━━ |
| FHA ELEVATION (BASED ON METHOD 3 DELINEATION) | —— FHA —— |

### HATCH LEGEND

| | |
|---|---|
| PROP FULL DEPTH ASPHALT PAVEMENT | ▨ |
| PROP PERVIOUS ASPHALT PAVEMENT | ▨ |
| PROP MILL AND OVERLAY PAVEMENT | ▨ |
| PROP CONCRETE SIDEWALK | ▨ |
| PROP HEAVY-DUTY CONCRETE PAVEMENT | ▨ |
| PROP CONCRETE PAVEMENT | ▨ |

**THIS PLAN TO BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES ONLY.**

**REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

30 15 7.5 0 30
SCALE: 1" = 30'

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### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |
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|---|---|
| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-GDUL |

PROJECT:

**PRELIMINARY & FINAL MAJOR SITE PLAN**

— FOR —

**PROPOSED RETAIL STORE**

**MAP: 87 | BLK: 157 | LOT: 5**
**457 MOUNT PLEASANT AVENUE**
**TOWNSHIP OF WEST ORANGE**
**ESSEX COUNTY, NEW JERSEY**

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***T. LAM***

**PROFESSIONAL ENGINEER**
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

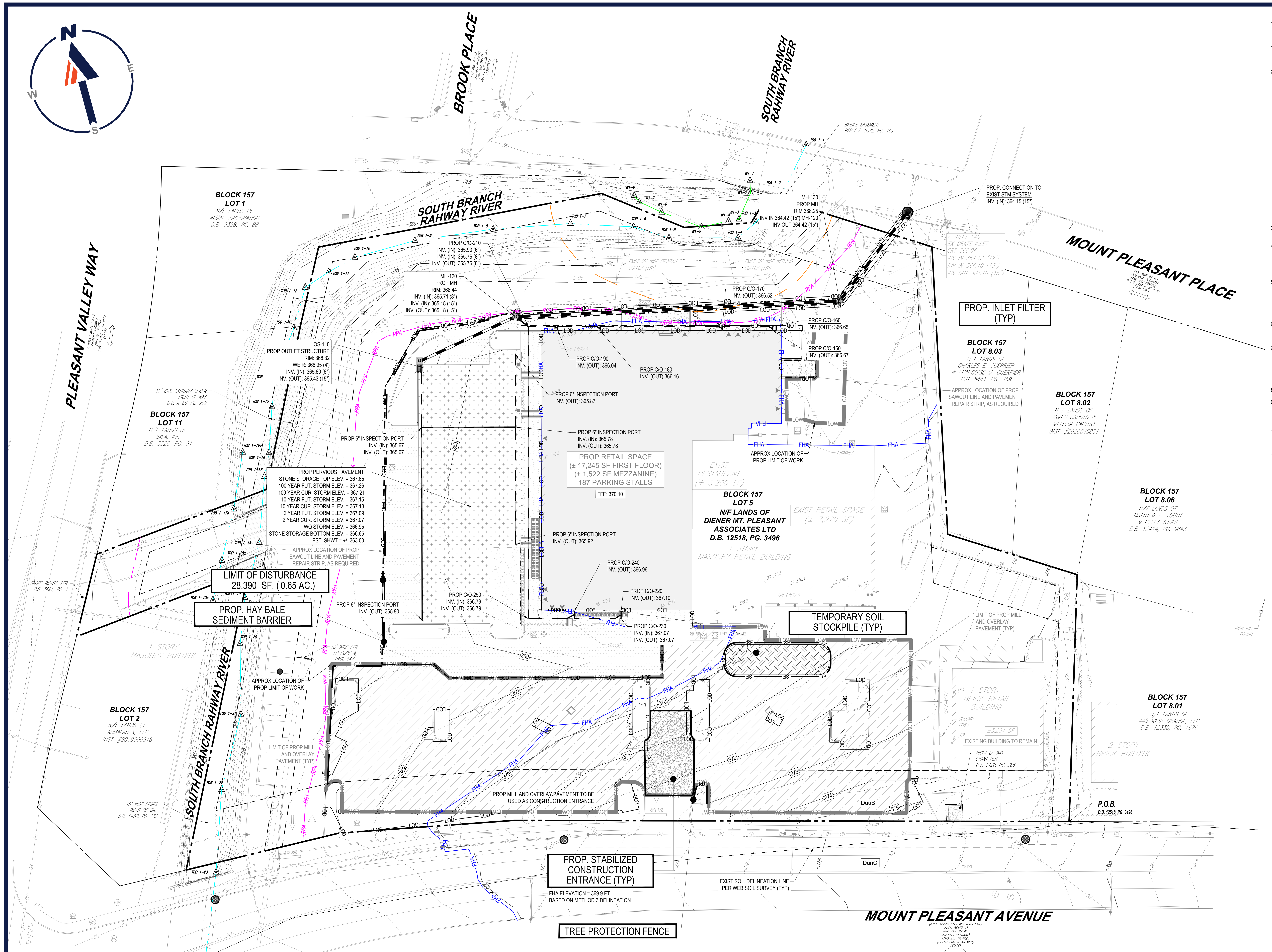
**UTILITY PLAN**

SHEET NUMBER:

**C-501**

**REVISION 1 - 09/17/2025**

Sep 24, 2025 G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GDUL-NJA230139.00-1A----->LAYOUT: C-501 UTIL TH


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
PLEASANT VALLEY WAY
MOUNT PLEASANT PLACE
MOUNT PLEASANT AVENUE
BLOCK 157 LOT 1
BLOCK 157 LOT 11
BLOCK 157 LOT 2
BLOCK 157 LOT 8.03
BLOCK 157 LOT 8.02
BLOCK 157 LOT 8.06
BLOCK 157 LOT 8.01
BLOCK 157 LOT 5
N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD
D.B. 12518, PG. 3496
PROP RETAIL SPACE
(± 17,245 SF FIRST FLOOR)
(± 1,522 SF MEZZANINE)
187 PARKING STALLS
FFE: 370.10
LIMIT OF DISTURBANCE
28,390 SF. (0.65 AC.)
PROP. HAY BALE SEDIMENT BARRIER
PROP. INLET FILTER (TYP)
TEMPORARY SOIL STOCKPILE (TYP)
PROP. STABILIZED CONSTRUCTION ENTRANCE (TYP)
TREE PROTECTION FENCE
FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION
EXIST SOIL DELINEATION LINE PER WEB SOIL SURVEY (TYP)
PROP MILL AND OVERLAY PAVEMENT TO BE USED AS CONSTRUCTION ENTRANCE
PROP. CONNECTION TO EXIST STM SYSTEM
APPROX LOCATION OF PROP LIMIT OF WORK
DuuB
DunC
P.O.B.

# SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

(Rev. 12/2024)

1. EROSION CONTROL MEASURES MUST CONFORM TO THE NEW JERSEY GUIDELINES FOR EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
2. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
    a. STABILIZE CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY STONE CONSTRUCTION ACCESS IS TO BE INSTALLED AT THE DESIGNATED LOCATION AS SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
    b. SILT FENCE - INSTALL SILT FENCE(S) AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AREAS, AND SOIL STOCKPILES.
    c. INLET PROTECTION - IN ORDER TO REDUCE THE POTENTIAL FOR SEDIMENT TO ENTER THE STORMWATER SYSTEM, THE CONTRACTOR SHALL INSTALL INLET PROTECTION AROUND EACH INLET AS DRAINAGE STRUCTURES ARE INSTALLED. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
    d. TREE PROTECTION FENCE – THROUGH THE USE OF TREE PROTECTION FENCE, THE CONTRACTOR MUST MARK ALL EXISTING TREES AND SHRUBS WITHIN AND AROUND THE WORK AREA THAT ARE TO REMAIN. THE CONTRACTOR SHALL REFER TO THE TREE PROTECTION FENCE DETAILS HEREIN.
    e. SOIL STOCKPILES – STOCKPILES SHALL BE LIMITED TO 35' MAX. HEIGHT AND SHOULD BE REMOVED OR UTILIZED FOR SITE CONSTRUCTION AS SOON AS PRACTICABLE.
    f. DUST CONTROL –SHOULD EXCESSIVE DUST BE GENERATED, THE CONTRACTOR MUST PROMPTLY USE AND APPLY WATER TO BARE SOIL SURFACES TO ELIMINATE, OR IF NOT POSSIBLE, MINIMIZE, BLOWING DUST.
    g. DEWATERING – THE CONTRACTOR MUST PERFORM DEWATERING IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AND APPROVED PERMITS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
    h. CONSTRUCTION WASTE MATERIAL STORAGE – THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. CONTRACTOR MUST MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.
3. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. CONTRACTOR MUST IMMEDIATELY CLEAR ANY SILT GREATER THAN 6" BEHIND THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
4. THE TERM 'PERMANENT STABILIZATION' USED THROUGHOUT THIS SEQUENCE IS MEANT TO DESCRIBE THE PROPER PLACING, GRADING, CONSTRUCTING, REINFORCING, LINING, AND COVERING OF SOIL, ROCK, OR EARTH TO ENSURE THEIR PERMANENT RESISTANCE TO EROSION, SLIDING OR OTHER MOVEMENT. FOR AN EARTH DISTURBANCE TO BE PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION; OR AN ACCEPTABLE BMP THAT PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.
5. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
6. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
7. AS SOON AS SLOPES, CHANNELS, DITCHES, AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E., ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED HEREIN.
8. ONCE AREAS HAVE REACHED PERMANENT STABILIZATION AND PRIOR TO DEMOBILIZATION, THE CONTRACTOR MUST REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, AND ANY ACCUMULATED SILT OR DEBRIS.
9. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
10. A SITE CONSTRUCTION SEQUENCE IS PROVIDED AS A GUIDE FOR THE CONTRACTOR DURING CONSTRUCTION. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR MUST REVIEW THE SEQUENCE, AND ANY REQUESTED CHANGES AND THOSE REQUESTED CHANGES MUST BE REVIEWED AND APPROVED BY THE JURISDICTIONAL AGENCY.
11. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND CONTRACTOR MUST REFER TO THEM. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
12. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
13. CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER OR JURISDICTIONAL AGENCY SO REQUIRES, TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.
14. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT STABILIZATION IS ESTABLISHED UNLESS INDICATED OTHERWISE IN LOCAL, STATE AND/OR FEDERAL PROJECT APPROVALS. THE COST OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.

## SESC COMPACTION NOTE

THE SUBJECT SITE IS LOCATED IN PLANNING AREA-1 AND IS DEVELOPED UNDER EXISTING CONDITIONS.

BASED ON THE NEW JERSEY DEPARTMENT OF AGRICULTURE STATE SOIL CONSERVATION COMMITTEE TECHNICAL BULLETIN, EFFECTIVE MARCH 2018, THE SOIL COMPACTION REQUIREMENTS ARE NOT APPLICABLE.

## SESC GENERAL NOTES

SOIL MOVEMENT VEHICLES ARE NOT TO BE UTILIZED IN ANY WAY THAT WOULD DEPOSIT SOIL ON ANY STREET, SIDEWALK, PUBLIC SPACE, OR WITHIN ANY OTHER PRIVATE PROPERTY.

WHERE APPROPRIATE, TOPSOIL, SEED, HAY, AND STRAW MULCH SHALL BE APPLIED TO ENSURE LAWN GROWTH.

## LEGEND

| PROPOSED | |
|---|---|
| INLET FILTER | ● |
| SILT FENCE | — SF — |
| LIMIT OF DISTURBANCE | — LOD — |
| LIMIT OF WORK | — LOW — |
| TREE PROTECTION FENCE | — TPF — |
| HAY BALE SEDIMENT BARRIER | — — |
| CONSTRUCTION ENTRANCE | ▨ |
| DUST CONTROL | DC |
| TEMPORARY STOCK PILE | SF ▨ |
| DUNELLEN - URBAN LAND<br>3 TO 8 PERCENT SLOPES<br>HSG: A | DuuB |
| DUNELLEN SANDY LOAM<br>8 TO 15 PERCENT SLOPES<br>HSG: A | DunC |

**THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.**

**LIMIT OF DISTURBANCE LINE HAS BEEN OFFSET FOR GRAPHICAL PURPOSES. ACTUAL LIMIT OF DISTURBANCE WILL OCCUR AT THE SILT FENCE OR LIMIT OF GRADING.**

30 15 7.5 0 30

SCALE: 1" = 30'

## LEGEND

| | |
|---|---|
| PROPERTY LINE | — - - — |
| TOP OF BANK | — · · · — |
| 50 FT NJDEP RIPARIAN BUFFER WIDTH | —RPA—RPA— |
| WETLAND BOUNDARY | — · · — |
| 50 FT WETLAND BUFFER WIDTH | —— —— |
| FHA ELEVATION (BASED ON METHOD 3 DELINEATION) | — FHA — |

## HATCH LEGEND

| | |
|---|---|
| PROP FULL DEPTH ASPHALT PAVEMENT | ▨ |
| PROP PERVIOUS ASPHALT PAVEMENT | ▨ |
| PROP MILL AND OVERLAY PAVEMENT | ▨ |
| PROP CONCRETE SIDEWALK | ▨ |
| PROP HEAVY-DUTY CONCRETE PAVEMENT | ▨ |
| PROP CONCRETE PAVEMENT | ▨ |

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### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
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| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |
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| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-PROP |

**PROJECT:**

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

**PROPOSED**
**RETAIL STORE**

**MAP: 87 | BLK: 157 | LOT: 5**
**457 MOUNT PLEASANT AVENUE**
**TOWNSHIP OF WEST ORANGE**
**ESSEX COUNTY, NEW JERSEY**

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NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

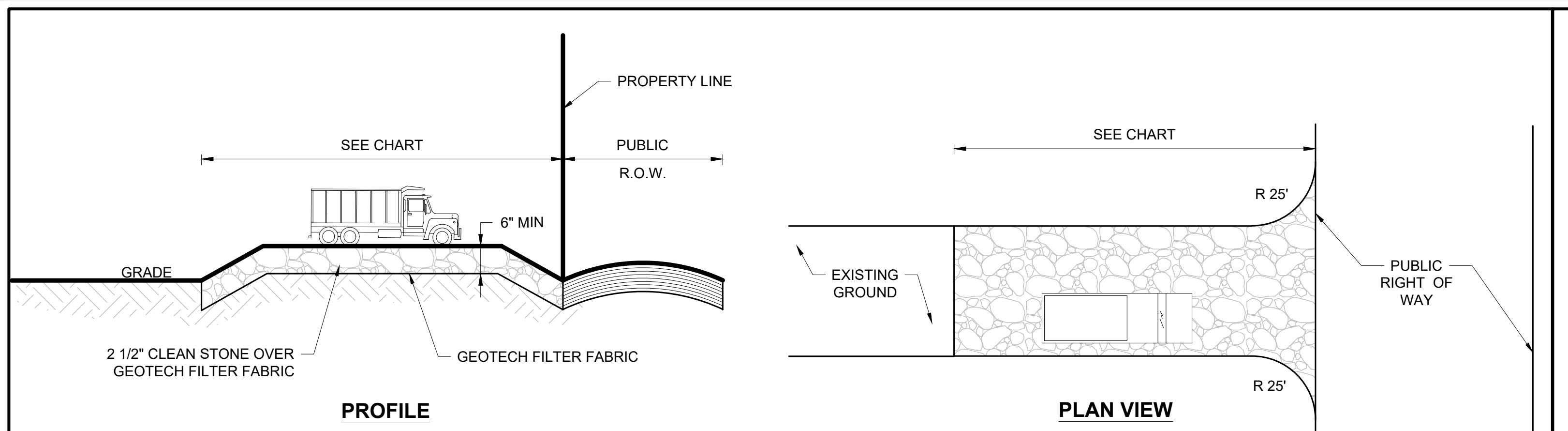
**SHEET TITLE:**

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

**SHEET NUMBER:**

**C-801**

**REVISION 1 - 09/17/2025**



| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIREMENTS | |
|---|---|---|
| | COARSE GRAINED SOILS | FINE GRAINED SOILS |
| 0% TO 2% | 50 Ft | 100 Ft |
| 2% TO 5% | 100 Ft | 200 Ft |
| >5% | ENTIRE ENTRANCE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX I-2* | |

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

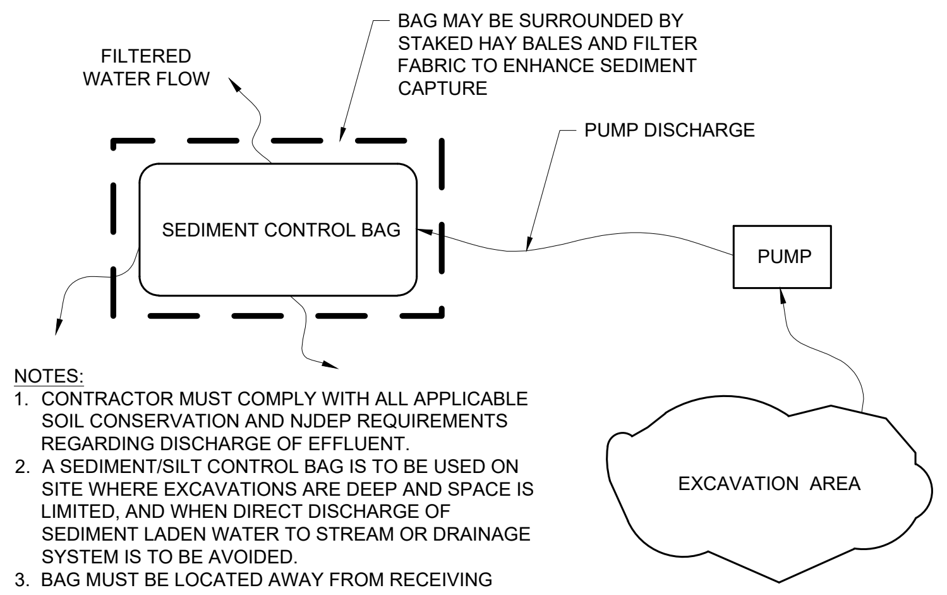
**CHART**

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE ANTI-TRACKING PAD FOR THE DURATION OF THE PROJECT, SO THAT THE ROAD IS KEPT CLEAN.
2. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION EXIT AND PUBLIC R.O.W.
3. CONTRACTOR MUST APPLY TOP DRESSING WITH REPLACEMENT/ SUPPLEMENTAL STONE AS NECESSARY DURING THE PROJECT TO MAINTAIN ADEQUATE ANTI-TRACKING FUNCTION.
4. ANTI-TRACKING TO BE PROVIDED WHEREVER VEHICLES EXIT IN UN-STABILIZED PORTION OF THE CONSTRUCTION SITE.
5. TRACKING PAD IS TO EXTEND TO THE PAVED AREA IN THE PUBLIC R.O.W.

1

## STABILIZED CONSTRUCTION EXIT/ACCESS & ANTI-TRACKING PAD

NOT TO SCALE (NJ-O020101 - 03/2024)

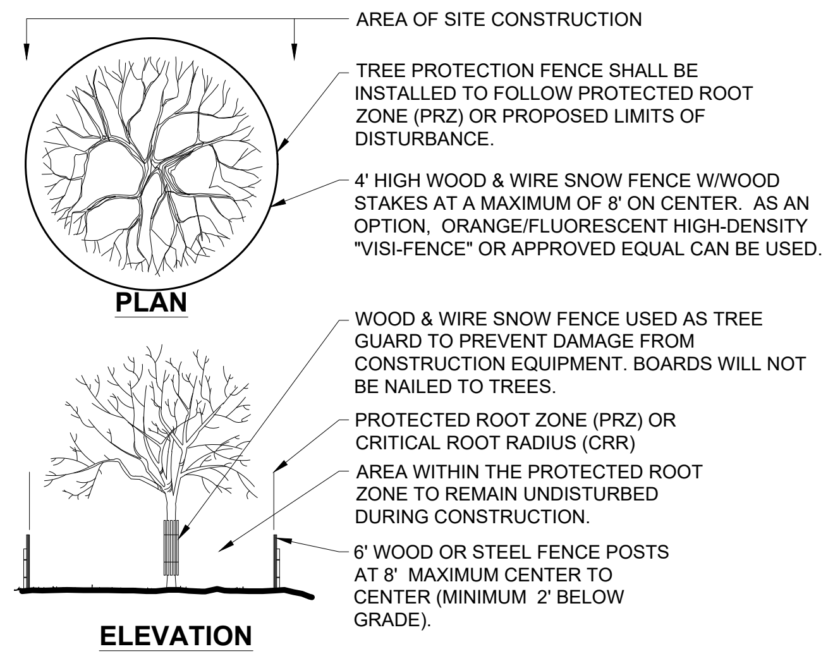

FILTERED WATER FLOW
BAG MAY BE SURROUNDED BY STAKED HAY BALES AND FILTER FABRIC TO ENHANCE SEDIMENT CAPTURE
PUMP DISCHARGE
SEDIMENT CONTROL BAG
PUMP
EXCAVATION AREA

NOTES:
1. CONTRACTOR MUST COMPLY WITH ALL APPLICABLE SOIL CONSERVATION AND NJDEP REQUIREMENTS REGARDING DISCHARGE OF EFFLUENT.
2. A SEDIMENT/SILT CONTROL BAG IS TO BE USED ON SITE WHERE EXCAVATIONS ARE DEEP AND SPACE IS LIMITED, AND WHEN DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO STREAM OR DRAINAGE SYSTEM IS TO BE AVOIDED.
3. BAG MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
4. BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND FED.,STATE, AND LOCAL REGULATIONS. BAGS MAY NOT BE REUSED.
5. DISCHARGE HOSE FROM PUMP MUST BE PLACED IN A STABILIZED AREA DOWN SLOPE OF UNSTABILIZED AREAS TO PREVENT EROSION.
6. MAINTENANCE MUST BE PERFORMED BY THE CONTRACTOR WHEN THE PUMP RUNS DRY AND BACK UP WATER REMAINS.

2

## NJ SCD SEDIMENT CONTROL BAG FOR DEWATERING

NOT TO SCALE (NJ-O070101-09/2023)


AREA OF SITE CONSTRUCTION
TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW PROTECTED ROOT ZONE (PRZ) OR PROPOSED LIMITS OF DISTURBANCE.
4' HIGH WOOD & WIRE SNOW FENCE W/WOOD STAKES AT A MAXIMUM OF 8' ON CENTER. AS AN OPTION, ORANGE/FLUORESCENT HIGH-DENSITY "VISI-FENCE" OR APPROVED EQUAL CAN BE USED.
PLAN
WOOD & WIRE SNOW FENCE USED AS TREE GUARD TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT. BOARDS WILL NOT BE NAILED TO TREES.
PROTECTED ROOT ZONE (PRZ) OR CRITICAL ROOT RADIUS (CRR)
AREA WITHIN THE PROTECTED ROOT ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION.
6' WOOD OR STEEL FENCE POSTS AT 8' MAXIMUM CENTER TO CENTER (MINIMUM 2' BELOW GRADE).
ELEVATION

PROTECTED ROOT ZONE (PRZ) MEASUREMENT:
- USE 1.5 X DBH FOR OLD UNHEALTHY, OR SENSITIVE SPECIES
- USE 1.0 X DBH FOR YOUNGER, HEALTHY TOLERANT SPECIES

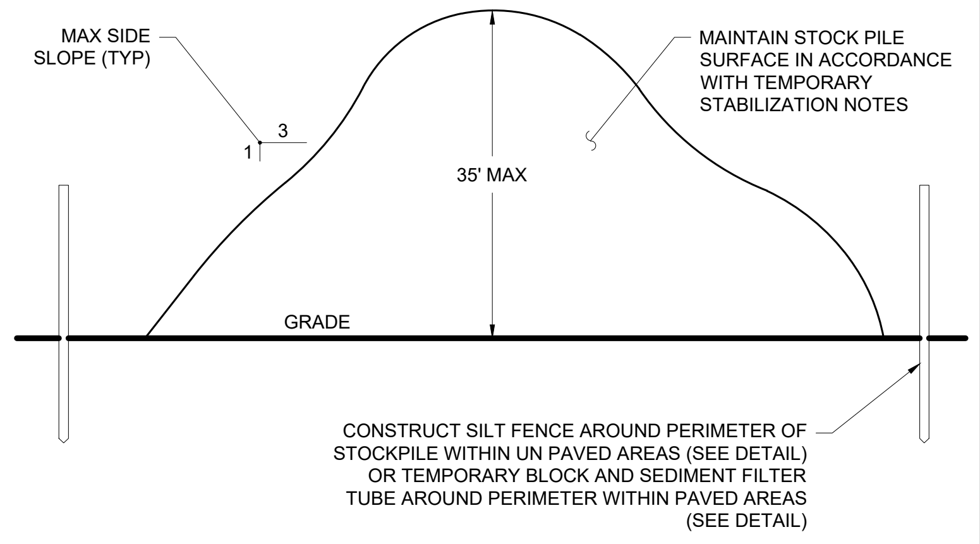
- MEASURE DBH IN INCHES. EXPRESS THE RESULT IN FEET TO GET THE PRZ DIAMETER
- DBH = DIAMETER AT BREAST HEIGHT OR 4.5 FEET ABOVE GRADE

- FOLLOW THE "STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION" PER THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", CURRENT EDITION.

3

## TREE PROTECTION DURING SITE CONSTRUCTION

NOT TO SCALE (NJ-O030201 - 08/2023)


MAX SIDE SLOPE (TYP)
3
1
35' MAX
MAINTAIN STOCK PILE SURFACE IN ACCORDANCE WITH TEMPORARY STABILIZATION NOTES
GRADE
CONSTRUCT SILT FENCE AROUND PERIMETER OF STOCKPILE WITHIN UN PAVED AREAS (SEE DETAIL) OR TEMPORARY BLOCK AND SEDIMENT FILTER TUBE AROUND PERIMETER WITHIN PAVED AREAS (SEE DETAIL)

NOTES:
1. CONTRACTOR SHALL SEPARATE TOP SOIL AND GENERAL EXCAVATED MATERIAL INTO SEPARATE STOCKPILES.
2. CONTRACTOR SHALL PROTECT EXCAVATED REUSABLE SOILS FROM SOILS CONTAMINATED WITH DELETERIOUS MATERIAL.

4

## TEMPORARY SOIL STOCKPILE

NOT TO SCALE (NJ-O060101 - 01/2024)

DEFINITION

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON- AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT

SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY

VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND PERMANENT STABILIZATION WITH SOD.

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

| | WATER DILUTION | TYPE OF NOZZLE | APPLY GALLONS/ ACRE |
|---|---|---|---|
| ANIONIC ASPHALT EMULSION | 7:1 | COARSE SPRAY | 1,200 |
| LATEX EMULSION | 12.5:1 | FINE SPRAY | 235 |
| RESIN IN WATER | 4:1 | FINE SPRAY | 300 |
| POLYACRYLAMIDE (PAM) -SPRAY ON<br>POLYACRYLAMIDE (PAM) -DRY SPREAD | APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD. | | |
| ACIDULATED SOY BEAN SOAP STICK | NONE | COARSE SPRAY | 1,200 |

TILLAGE- TO ROUGHEN THE SURFACE AND BRING THE CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING- SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS- SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE- SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

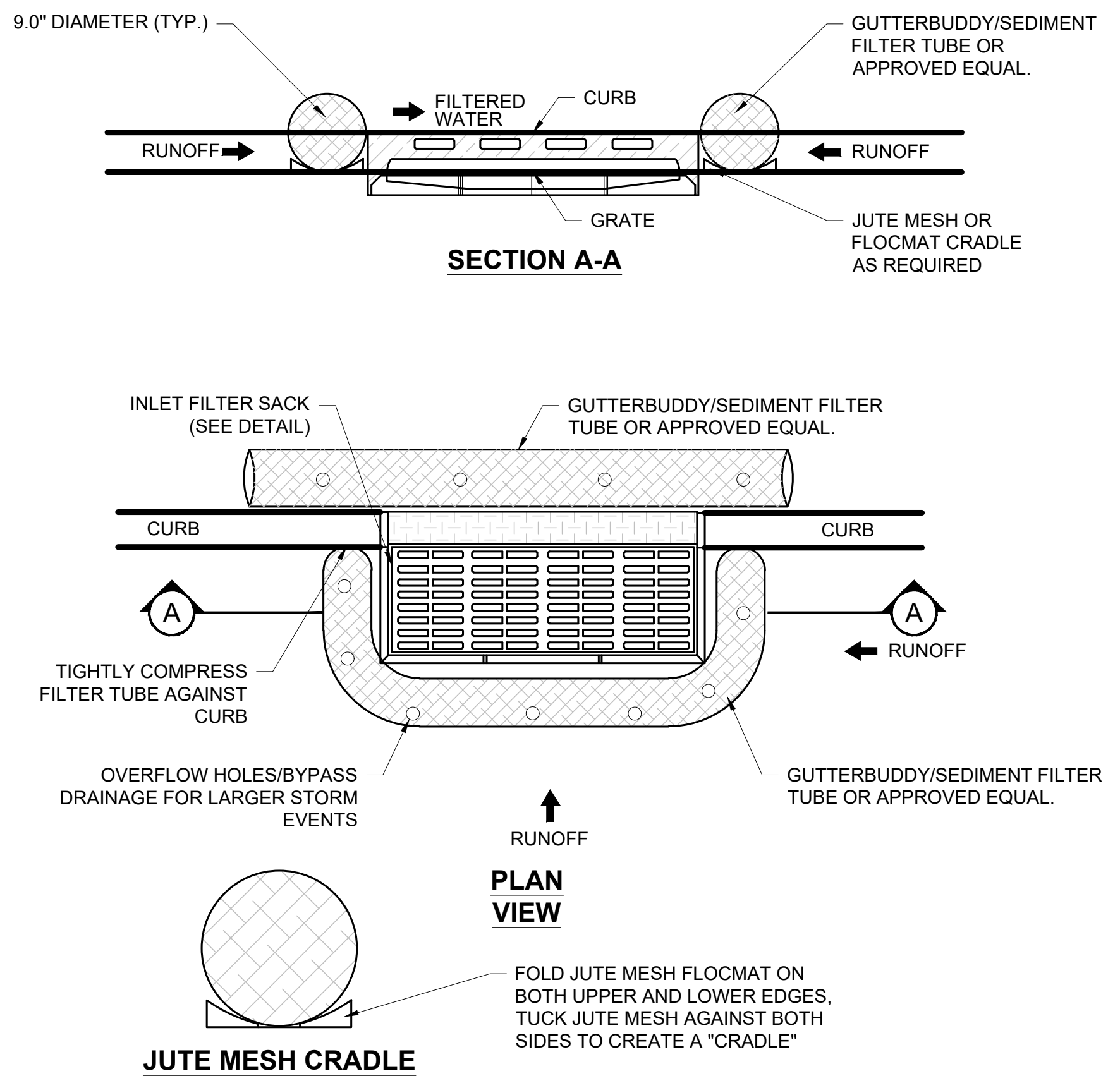
STONE- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

5

## NJSCD STANDARD FOR DUST CONTROL

NOT TO SCALE (NJ-O049905 - 04/2024)

NOTES:
1. FOR LOCATIONS WHERE GUTTERBUDDY OR SEDIMENT FILTER TUBE WILL BE PLACED IN CONCENTRATED FLOWS, BED THE TUBE IN A JUTE MESH OF (FLOCMAT) CRADLE. TUBE MUST BE INSTALLED WHERE THE HANDLES WILL BE POSITIONED AT THE VERY TOP OF THE BAG.
2. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117f, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUIVALENT.
3. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
4. MAINTENANCE MUST BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS IS NOT TO EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE EROSION TUBE.
5. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
6. THE PROTECTION DEVICE IS DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND IS INTENDED TO SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. FILTER TUBE MUST BE EQUIP WITH AN OVERFLOW PROTECTION TO HANDLE HIGHER FLOW RATES DURING LARGER STORM EVENTS.
7. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF PRE-APPROVED BY THE LOCAL SOIL CONSERVATION DISTRICT.
8. INSPECTIONS MUST BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT MUST BE MADE PROMPTLY, AS NEEDED. THE BARRIER IS TO BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED AND ACCEPTED BY THE MUNICIPAL ENGINEER AND/OR SOIL CONSERVATION DISTRICT.
9. ALL INLETS ARE TO BE FIT WITH AN INLET FILTER SACK, AS INDICATED ON THE PLANS. SEE INLET FILTER SACK DETAIL FOR ADDITIONAL INFORMATION.


9.0" DIAMETER (TYP.)
GUTTERBUDDY/SEDIMENT FILTER TUBE OR APPROVED EQUAL.
FILTERED WATER
CURB
RUNOFF
RUNOFF
GRATE
JUTE MESH OR FLOCMAT CRADLE AS REQUIRED
SECTION A-A
INLET FILTER SACK (SEE DETAIL)
GUTTERBUDDY/SEDIMENT FILTER TUBE OR APPROVED EQUAL.
CURB
CURB
A
A
RUNOFF
TIGHTLY COMPRESS FILTER TUBE AGAINST CURB
OVERFLOW HOLES/BYPASS DRAINAGE FOR LARGER STORM EVENTS
GUTTERBUDDY/SEDIMENT FILTER TUBE OR APPROVED EQUAL.
RUNOFF
PLAN VIEW
FOLD JUTE MESH FLOCMAT ON BOTH UPPER AND LOWER EDGES, TUCK JUTE MESH AGAINST BOTH SIDES TO CREATE A "CRADLE"
JUTE MESH CRADLE

6

## INLET FILTER

NOT TO SCALE (NJ-O050108 - 04/2024)

## *SOIL EROSION AND SEDIMENT CONTROL NOTES*

*(To be included on the signed erosion control plan sheet)*

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the **"New Jersey Standards for Soil Erosion and Sediment Control"** 7th Edition **last revised July 2017, effective December 2017.** These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.

2. Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent restabilization is established.

3. *Seeding Dates:* The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall – 8/15 – 10/1

4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established

5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.

6. Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.

7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.

8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email – INFORMATION@HEPSCD.ORG

9. **The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency.** Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.

10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.

11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is **required**, as per the Standards for Topsoiling and Land Grading, effective December 2017.

12. All plan revisions must be submitted to the District for proper review and approval.

13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ -1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.

14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.

15. **The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

http://hepsoilnj.org
HEPSCD251SESCNOTES_7THEDREV2017.DOC

## SEQUENCE OF CONSTRUCTION:

- A STORMWATER PRECONSTRUCTION MEETING (EXCLUSIVE OF MUNICIPAL AND AGENCY PRECONSTRUCTION MEETINGS) WITH THE SITE CONTRACTOR, GEOTECHNICAL ENGINEER OF RECORD, CIVIL ENGINEER OF RECORD, AND LSRP (IF APPLICABLE) SHALL OCCUR TO DISCUSS THE DRAWINGS AND SPECIFICATIONS IN THE SITE PLAN DRAWING SET APPROVED FOR CONSTRUCTION, PRIOR TO ANY SITE DISTURBANCE.
- PHASE 1: INSTALL DOWN SLOPE PERIMETER SILT FENCING AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES. (3 DAYS)
- PHASE 2: DEMOLISH GREENHOUSE, PAVEMENT & CONCRETE STRUCTURES. (14 DAYS)
- PHASE 3: INSTALL PERVIOUS PAVEMENT SYSTEM. (2 WEEKS)
- PHASE 4: CLEAR AND ROUGH GRADE FOR NEW PARKING AREAS AND OTHER AREAS REQUIRING EXCAVATION. (7 DAYS)
- PHASE 5: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING BUILDING, CURBING, ETC. (21 DAYS)
- PHASE 6: FINAL GRADING ON SITE. (3 DAYS)
- PHASE 7: CONVERSION OF TEMPORARY PERVIOUS PAVEMENT SYSTEM TO FINAL SPECIFICATIONS AS OUTLINED IN THE SIMPLIFIED STORMWATER REPORT. (2 WEEKS)
- PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (14 DAYS)
- PHASE 9: TEMPORARY EROSION CONTROLS BEING REMOVED AFTER PERMANENT STABILIZATION OF ALL EXPOSED AREAS. (3 DAYS)

## STABILIZATION SPECIFICATIONS TEMPORARY

## SEEDING AND MULCHING:

- LIME
  LIME RATES SHALL BE DETERMINED BY SOIL TESTING
- SEEDS
  COOL SEASON:
  PERENNIAL RYE GRASS 100 LBS/ACRE OR 1 LBS/1,000 SF OR OTHER APPROVED SEEDS; PLANT BETWEEN: MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
  WARM SEASON:
  PEARL MILLET AT 20 LBS/ACRE OR 0.5 LBS/1,00 SF OR OTHER APPROVED SEEDS: PLANT BETWEEN: MAY 15 AND AUGUST 15.
- MULCH
  SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

## MULCH STABILIZATION

A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS/ACRE IS SPREAD UNIFORMLY AT 70 TO 90 POUNDS/1,000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS. OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1.500 POUNDS/ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYOROSEEOER.
D. MULCH NETTING SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
E. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
   (1) PEG AND TWINE
   (2) MULCH NETTING
   (3) LIQUID MULCH-BINDERS

## STABILIZATION SPECIFICATIONS - PERMANENT SEEDING

- LIME - 90 LBS/1.000 SF GROUND LIMESTONE
- FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 LBS/ACRE OR 11 LBS/1,000 SF; 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE, AND INCORPORATED INTO THE SURFACE A MINIMUM OF 4 INCHES.
  (PER § 4-1 NJSESC STANDARDS)

- SEEDS:

| | | | |
|---|---|---|---|
| HARD FESCUE: | 130 LBS/ACRE | OR | 3 LBS/1,000 SF |
| CHEWINGS FESCUE: | 45 LBS/ACRE | OR | 1 LBS/1,000 SF |
| STRONG CREEPING RED FESCUE: | 45 LBS/ACRE | OR | 1 LBS/1,000 SF |
| PERENNIAL RYEGRASS: | 10 LBS/ACRE | OR | 0.25 LBS/1,000 SF |

- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
  A. MULCH IS REQUIRED ON ALL SEEDING. MULCH MATERIALS TO BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, AT THE RATE OF 1.5 TO 2 TONS/ACRE OR 70 TO 90 LBS/1,000 SF, EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BIND, THE RATE OF APPLICATION IS 3 TONS PER ACRE.
  B. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRUBUTION OF HAND-SPREAD MULCH, DIVIDE THE AREA INTO APPROXIMATELY 1,000 SF SECTIONS AND DISTRIBUTE 70-90 LBS WITHIN EACH SECTION.
  C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
     1. PEG AND TWINE
     2. MULCH NETTING
     3. LIQUID MULCH-BINDERS

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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-CNDS |

PROJECT:

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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SHEET TITLE:

## SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS

SHEET NUMBER:

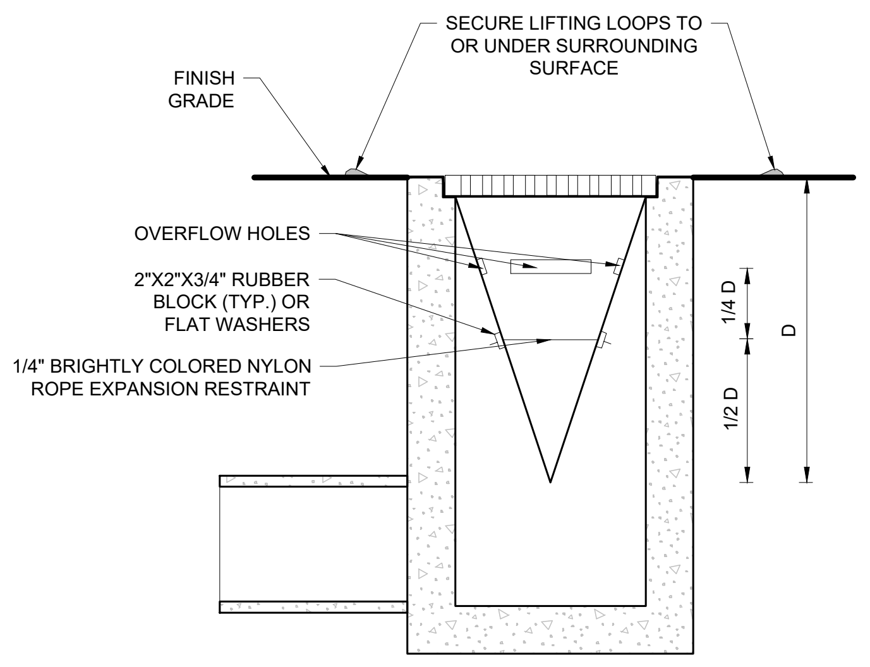
**C-802**

REVISION 1 - 09/17/2025

Sep 24, 2025
G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-NJA230139.00-1A---->LAYOUT: C-802 EROS
TH

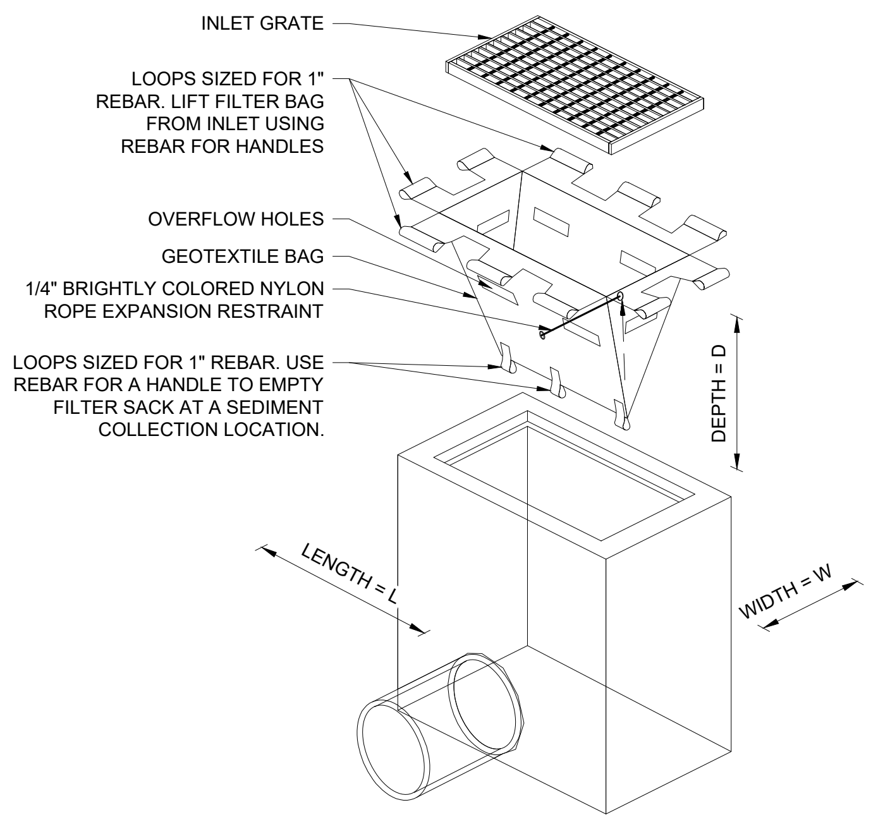
| SPECIFICATION TABLE | | |
|---|---|---|
| PROPERTIES | TEST METHOD | UNITS |
| GRAB TENSILE STRENGTH | ASTM D-4632 | 265 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20% |
| PUNCTURE | ASTM D-4833 | 135 LBS |
| MULLEN BURST | ASTM D-3786 | 420 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 45 LBS |
| UV RESISTANCE | ASTM D-4355 | 90 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 20 US SIEVE |
| FLOW RATE | ASTM D-4491 | 200 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 1.5 SEC -1 |

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 24 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. FOR INLET WITH CURB PIECE OPENING, THE CURB PIECE OPENING SHALL BE BLOCKED SO ALL STORMWATER RUNOFF WILL BE FILTERED THROUGH THE FILTER SACK.


SECURE LIFTING LOOPS TO OR UNDER SURROUNDING SURFACE
FINISH GRADE
OVERFLOW HOLES
2"X2"X3/4" RUBBER BLOCK (TYP.) OR FLAT WASHERS
1/4" BRIGHTLY COLORED NYLON ROPE EXPANSION RESTRAINT
1/4 D
1/2 D
D

**SECTION VIEW**

PROFILE VIEW OF INSTALLED FILTER SACK


INLET GRATE
LOOPS SIZED FOR 1" REBAR. LIFT FILTER BAG FROM INLET USING REBAR FOR HANDLES
OVERFLOW HOLES
GEOTEXTILE BAG
1/4" BRIGHTLY COLORED NYLON ROPE EXPANSION RESTRAINT
LOOPS SIZED FOR 1" REBAR. USE REBAR FOR A HANDLE TO EMPTY FILTER SACK AT A SEDIMENT COLLECTION LOCATION.
DEPTH = D
LENGTH = L
WIDTH = W

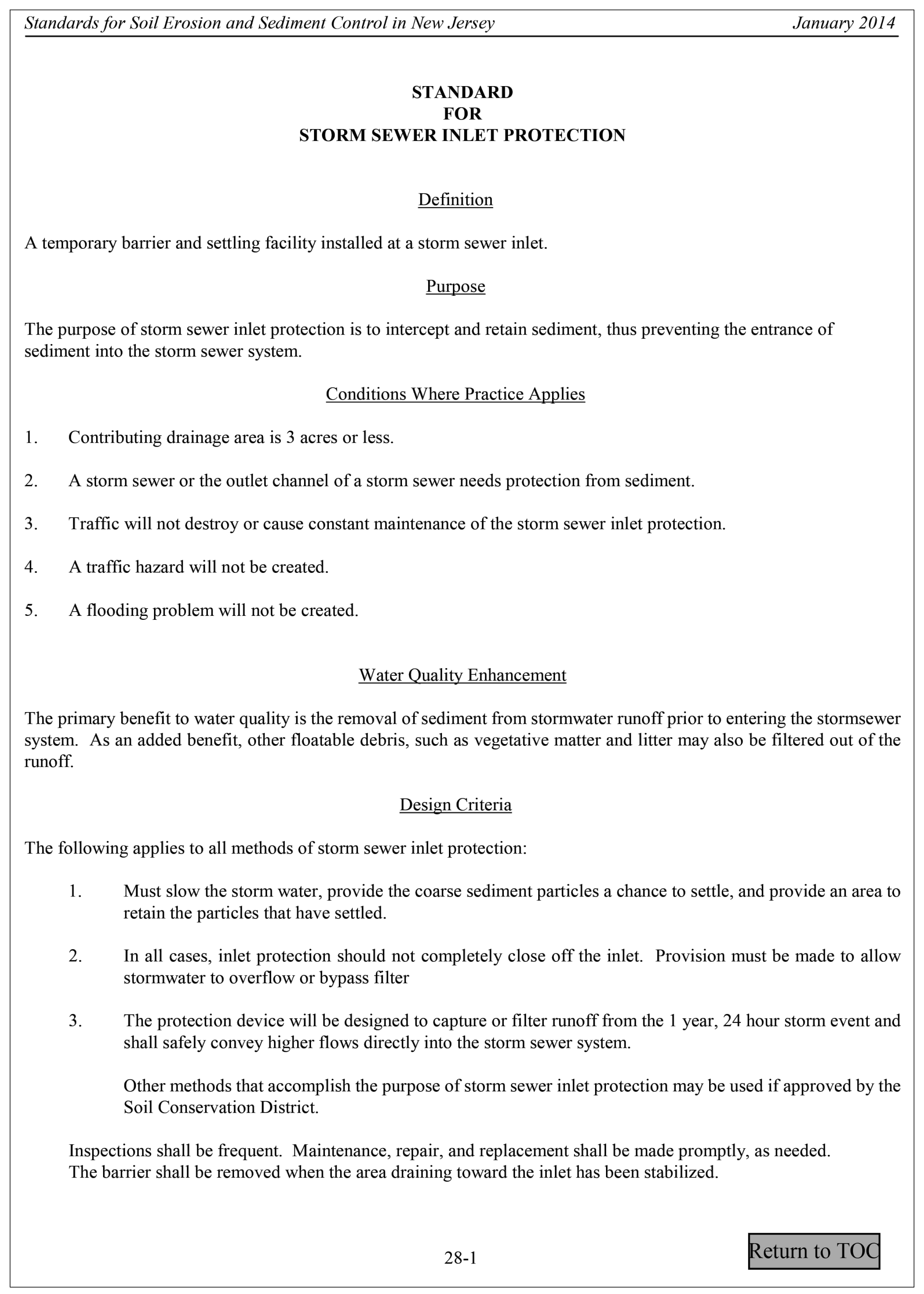
**ISOMETRIC VIEW**

1

## INLET FILTER SACK

NOT TO SCALE

(NJ-O050301 - 04/2024)



*Standards for Soil Erosion and Sediment Control in New Jersey* *January 2014*

### STANDARD
### FOR
### STORM SEWER INLET PROTECTION

Definition

A temporary barrier and settling facility installed at a storm sewer inlet.

Purpose

The purpose of storm sewer inlet protection is to intercept and retain sediment, thus preventing the entrance of sediment into the storm sewer system.

Conditions Where Practice Applies

1. Contributing drainage area is 3 acres or less.
2. A storm sewer or the outlet channel of a storm sewer needs protection from sediment.
3. Traffic will not destroy or cause constant maintenance of the storm sewer inlet protection.
4. A traffic hazard will not be created.
5. A flooding problem will not be created.

Water Quality Enhancement

The primary benefit to water quality is the removal of sediment from stormwater runoff prior to entering the stormsewer system. As an added benefit, other floatable debris, such as vegetative matter and litter may also be filtered out of the runoff.

Design Criteria

The following applies to all methods of storm sewer inlet protection:

1. Must slow the storm water, provide the coarse sediment particles a chance to settle, and provide an area to retain the particles that have settled.
2. In all cases, inlet protection should not completely close off the inlet. Provision must be made to allow stormwater to overflow or bypass filter
3. The protection device will be designed to capture or filter runoff from the 1 year, 24 hour storm event and shall safely convey higher flows directly into the storm sewer system.

   Other methods that accomplish the purpose of storm sewer inlet protection may be used if approved by the Soil Conservation District.

Inspections shall be frequent. Maintenance, repair, and replacement shall be made promptly, as needed.
The barrier shall be removed when the area draining toward the inlet has been stabilized.

28-1

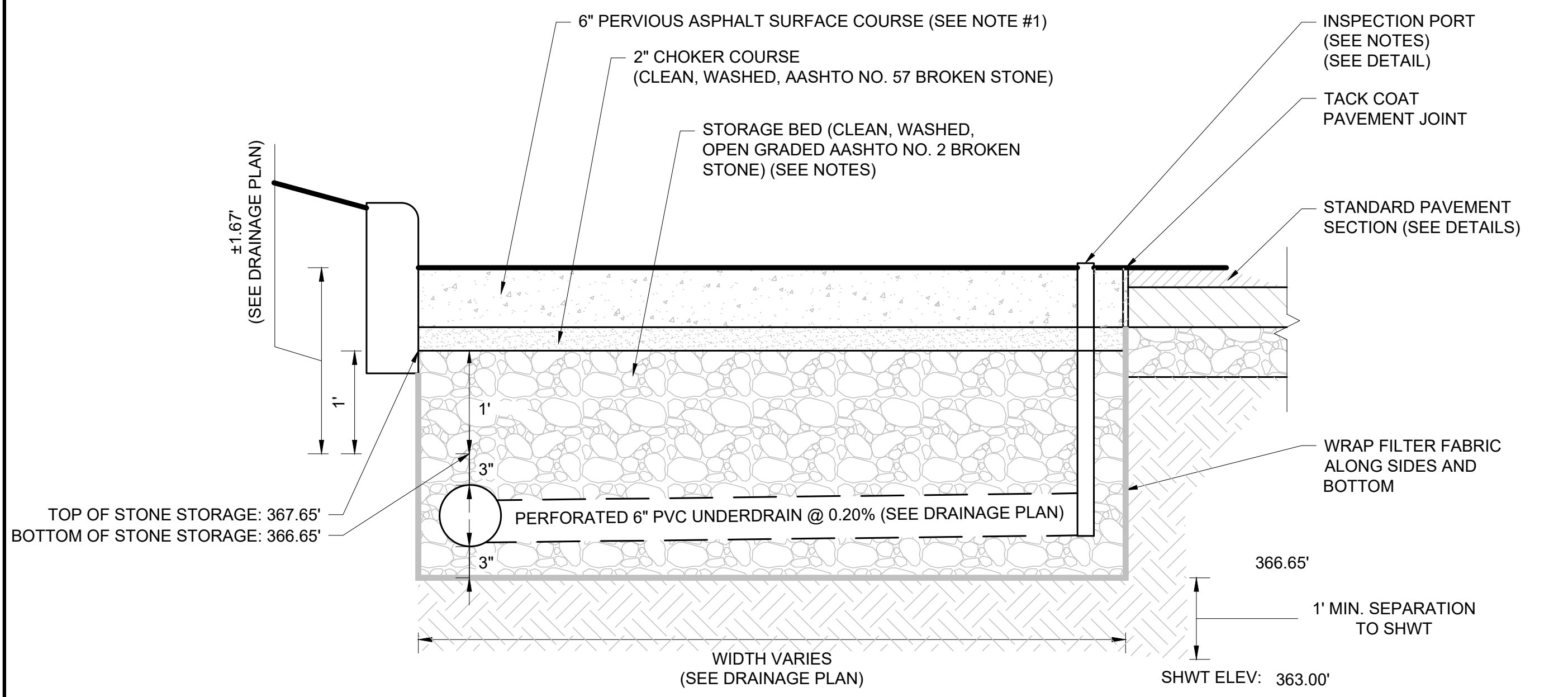
Return to TOC

2

## STANDARD FOR STORM SEWER INLET PROTECTION

NOT TO SCALE

(Standards for Soil Erosion and Sediment Control in New Jersey - January 2014)


6" PERVIOUS ASPHALT SURFACE COURSE (SEE NOTE #1)
2" CHOKER COURSE (CLEAN, WASHED, AASHTO NO. 57 BROKEN STONE)
STORAGE BED (CLEAN, WASHED, OPEN GRADED AASHTO NO. 2 BROKEN STONE) (SEE NOTES)
INSPECTION PORT (SEE NOTES) (SEE DETAIL)
TACK COAT PAVEMENT JOINT
STANDARD PAVEMENT SECTION (SEE DETAILS)
±1.67' (SEE DRAINAGE PLAN)
1'
1'
3"
3"
TOP OF STONE STORAGE: 367.65'
BOTTOM OF STONE STORAGE: 366.65'
PERFORATED 6" PVC UNDERDRAIN @ 0.20% (SEE DRAINAGE PLAN)
WRAP FILTER FABRIC ALONG SIDES AND BOTTOM
366.65'
1' MIN. SEPARATION TO SHWT
WIDTH VARIES (SEE DRAINAGE PLAN)
SHWT ELEV: 363.00'

NOTES:
1. PERMEABLE ASPHALT SURFACE COURSE TO HAVE 15-25% POROSITY. FOR PARKING AREAS, A POLYMER MODIFIED BINDER PG 64E-22 MUST BE USED. PERVIOUS PAVEMENT SURFACE COURSE TO HAVE MINIMUM TESTED INFILTRATION RATE OF 6.4 IN/HR (20 IN/HR IF USED FOR STORMWATER QUALITY CONTROL). REFER TO GEOTECHNICAL ENGINEERING/REPORT FOR THICKNESS.
2. REFER TO NJ SWBMP MANUAL CHAPTER 9.6 AND NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR OPEN-GRADED FRICTION COURSE COMPOSITION, MIX DESIGN, & INSTALLATION TEMPERATURE SPECIFICATIONS.
3. STORAGE BED AGGREGATE MUST BE PLACED IN LOOSE LIFTS NOT TO EXCEED 6 INCHES AND COMPACTED USING PLATE COMPACTORS PER NJ SWBMP MANUAL.
4. AT LEAST ONE INSPECTION PORT, WITH A REMOVABLE CAP, MUST BE PROVIDED AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE PERFORATED SECTION OF THE NETWORK OF PIPES WITH ITS LOCATION DENOTED IN THE MAINTENANCE PLAN. THE INSPECTION PORT MUST BE PLACED AT LEAST 3 FEET FROM ANY EDGE. ADDITIONALLY, EACH INSPECTION PORT MUST BE FLUSH WITH THE SURFACE OF THE SURFACE LAYER AND EXTEND DOWN TO THE UNDERDRAIN PIPE NETWORK. THE SIZE OF THE INSPECTION PORT MUST BE LARGE ENOUGH TO ALLOW FOR MAINTENANCE ACTIVITIES.
5. SEALANT, TOP COAT, AND OTHER TREATMENTS SHALL NOT BE USED ON THE PERVIOUS ASPHALT PAVEMENT COURSE. CONSTRUCTION MAY NOT TAKE PLACE DURING RAIN OR SNOW, NOR WHEN THE SUBSOIL IS FROZEN.
6. POST-CONSTRUCTION TESTING OF THE PERMEABLE ASPHALT SURFACE COURSE IS REQUIRED AND MUST CONFORM TO THE METHODS OF EITHER ASTM C1701: STANDARD TEST METHOD FOR INFILTRATION RATE OF IN-PLACE PERVIOUS CONCRETE OR ASTM C1781: STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE UNIT PAVEMENT SYSTEMS. AT LEAST THREE LOCATIONS MUST BE USED FOR THE TEST, AND THEY SHOULD BE SPACED EVENLY ACROSS THE PERVIOUS PAVING SYSTEM. FAILURE TO ACHIEVE THE MINIMUM DESIGN INFILTRATION RATE OF THE SURFACE COURSE AT ONE OR MORE LOCATION INDICATES THE SYSTEM CANNOT BE PUT IN SERVICE UNTIL THE SYSTEM IS CORRECTED TO YIELD ALL PASSING VALUES. UNLIKE THE TEST METHODOLOGY OUTLINED IN THE ASTM STANDARDS, THE TEST RESULTS MUST NOT BE AVERAGED. INCLUDE A LOG FOR RECORDING EACH LOCATION AND ITS TEST RESULT FOR FUTURE REFERENCE IN THE MAINTENANCE PLAN.
7. PERVIOUS PAVEMENT AREA SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF DURING CONSTRUCTION TO AVOID REDUCED POROSITY.

3

## PERVIOUS ASPHALT PAVEMENT WITH UNDERDRAIN

NOT TO SCALE

(NJ-S010103 - 01/2025)

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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |
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| | |
|---|---|
| **PROJECT No.:** | NJA230139.00-1A |
| **DRAWN BY:** | CRA / TGH |
| **CHECKED BY:** | TXL |
| **DATE:** | 08/14/2025 |
| **CAD I.D.:** | P-CIVL-CNDS |

**PROJECT:**

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

**PROPOSED**
**RETAIL STORE**

**MAP: 87 | BLK: 157 | LOT: 5**
**457 MOUNT PLEASANT AVENUE**
**TOWNSHIP OF WEST ORANGE**
**ESSEX COUNTY, NEW JERSEY**

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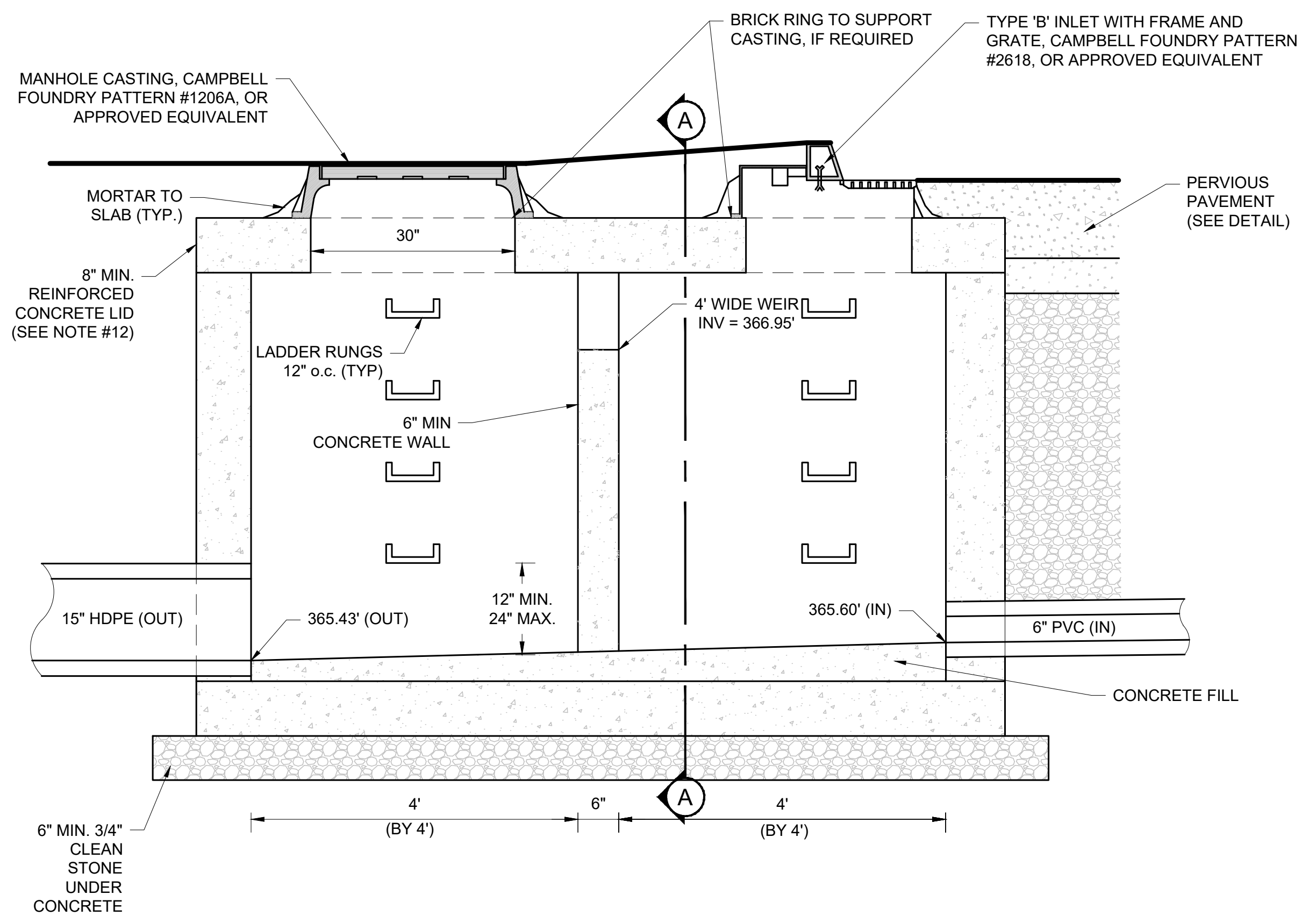
**SHEET TITLE:**

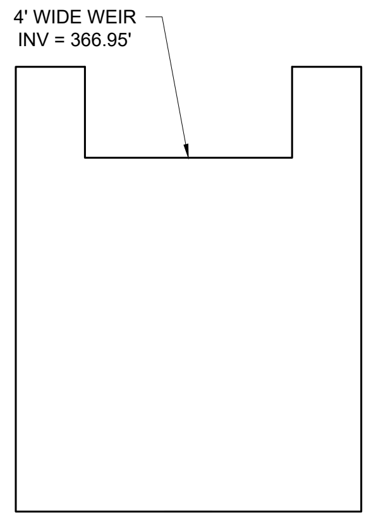
**SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS**

**SHEET NUMBER:**

**C-803**

**REVISION 1 - 09/17/2025**


MANHOLE CASTING, CAMPBELL FOUNDRY PATTERN #1206A, OR APPROVED EQUIVALENT
BRICK RING TO SUPPORT CASTING, IF REQUIRED
TYPE 'B' INLET WITH FRAME AND GRATE, CAMPBELL FOUNDRY PATTERN #2618, OR APPROVED EQUIVALENT
A
MORTAR TO SLAB (TYP.)
30"
PERVIOUS PAVEMENT (SEE DETAIL)
8" MIN. REINFORCED CONCRETE LID (SEE NOTE #12)
4' WIDE WEIR INV = 366.95'
LADDER RUNGS 12" o.c. (TYP)
6" MIN CONCRETE WALL
12" MIN. 24" MAX.
15" HDPE (OUT)
365.43' (OUT)
365.60' (IN)
6" PVC (IN)
CONCRETE FILL
6" MIN. 3/4" CLEAN STONE UNDER CONCRETE
4' (BY 4')
6"
4' (BY 4')
A



**SECTION A-A**

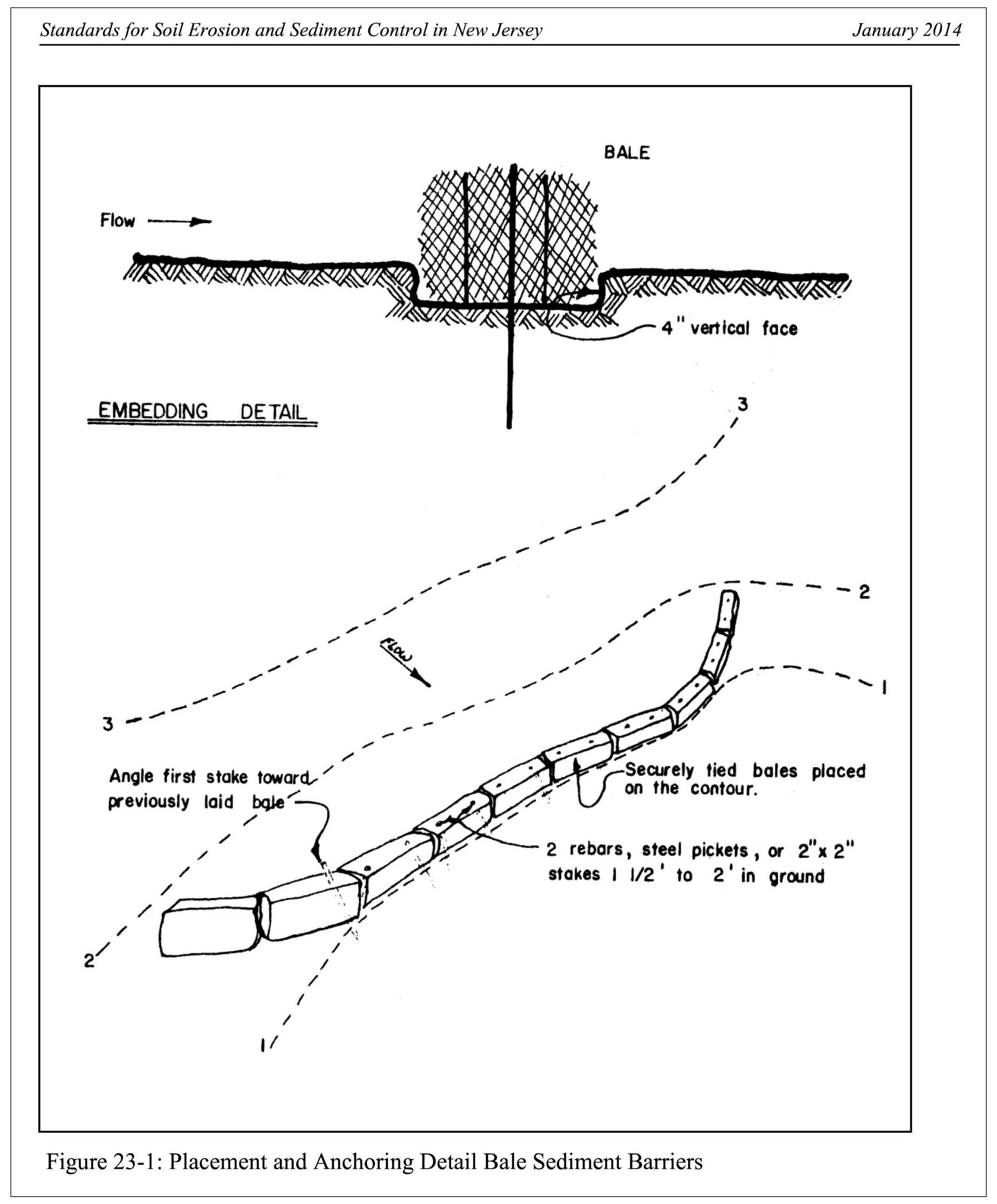
NOTES:
1. FOR INVERTS, PIPE SIZES AND ELEVATIONS, SEE PLANS.
2. THE CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NJPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
3. ALL STRUCTURAL CONCRETE TO BE NJDOT CLASS 'B', A/E.
4. THE INLET GRATE SHALL BE BICYCLE SAFE WITH A CURB PIECE OF TYPE "N-ECO". CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
5. THE INLET FRAME AND GRATE/COVER AND MANHOLE FRAME/RIM SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
6. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
7. A CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
8. STORM DRAIN INLET LABEL SHOULD READ "NO DUMPING, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF THE LABEL.
9. UNLESS INDICATED OTHERWISE ALL CONSTRUCTION TO COMPLY WITH DOT SPECIFICATIONS.
10. ROCK SCREEN SHALL BE STAINLESS STEEL WITH ≤ 1/2 INCH OPENINGS.
11. CONTRACTOR AND/OR PRECASTER TO PROVIDE SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION.

4

## OUTLET CONTROL STRUCTURE FOR PERVIOUS PAVEMENT

NOT TO SCALE

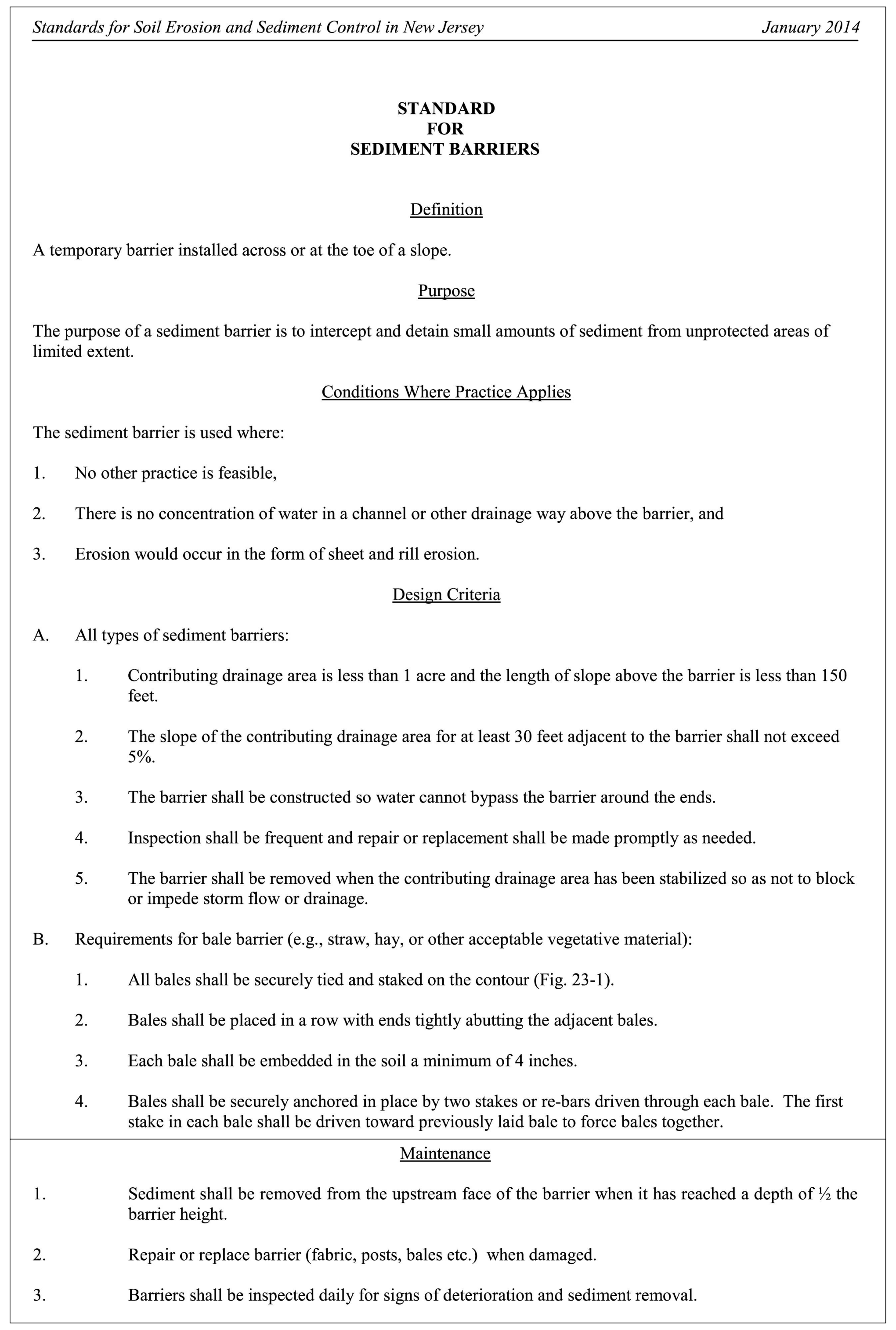
(NJ-U010408 - 09/2023)



*Standards for Soil Erosion and Sediment Control in New Jersey* *January 2014*

BALE
Flow
4" vertical face
EMBEDDING DETAIL
3
3
2
1
FLOW
Angle first stake toward previously laid bale
Securely tied bales placed on the contour.
2 rebars, steel pickets, or 2"x 2" stakes 1 1/2' to 2' in ground
2
1

Figure 23-1: Placement and Anchoring Detail Bale Sediment Barriers



*Standards for Soil Erosion and Sediment Control in New Jersey* *January 2014*

### STANDARD
### FOR
### SEDIMENT BARRIERS

Definition

A temporary barrier installed across or at the toe of a slope.

Purpose

The purpose of a sediment barrier is to intercept and detain small amounts of sediment from unprotected areas of limited extent.

Conditions Where Practice Applies

The sediment barrier is used where:

1. No other practice is feasible,
2. There is no concentration of water in a channel or other drainage way above the barrier, and
3. Erosion would occur in the form of sheet and rill erosion.

Design Criteria

A. All types of sediment barriers:
   1. Contributing drainage area is less than 1 acre and the length of slope above the barrier is less than 150 feet.
   2. The slope of the contributing drainage area for at least 30 feet adjacent to the barrier shall not exceed 5%.
   3. The barrier shall be constructed so water cannot bypass the barrier around the ends.
   4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
   5. The barrier shall be removed when the contributing drainage area has been stabilized so as not to block or impede storm flow or drainage.
B. Requirements for bale barrier (e.g., straw, hay, or other acceptable vegetative material):
   1. All bales shall be securely tied and staked on the contour (Fig. 23-1).
   2. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
   3. Each bale shall be embedded in the soil a minimum of 4 inches.
   4. Bales shall be securely anchored in place by two stakes or re-bars driven through each bale. The first stake in each bale shall be driven toward previously laid bale to force bales together.

Maintenance

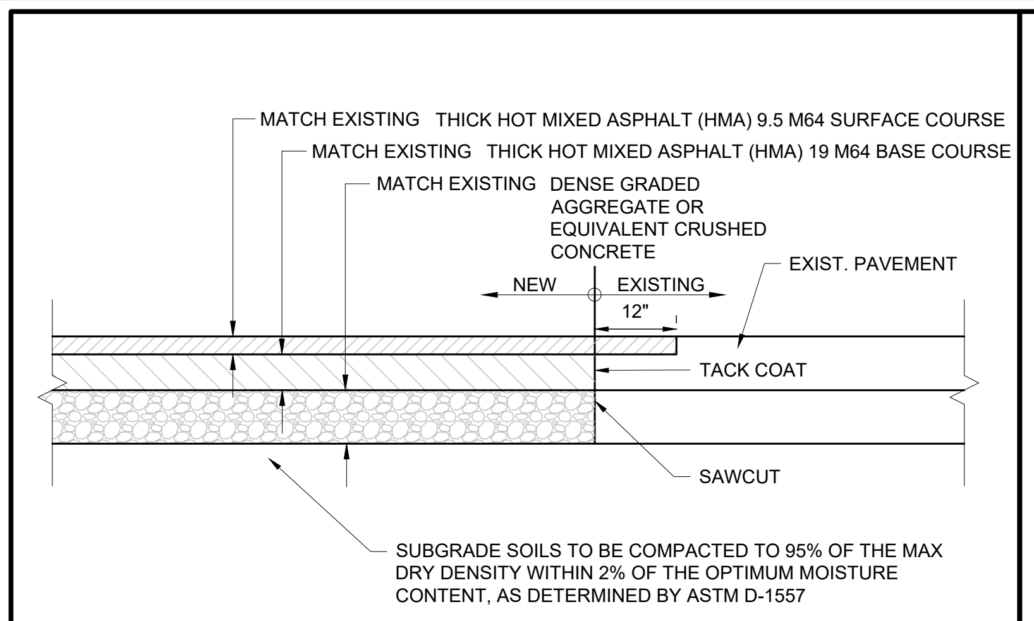
1. Sediment shall be removed from the upstream face of the barrier when it has reached a depth of ½ the barrier height.
2. Repair or replace barrier (fabric, posts, bales etc.) when damaged.
3. Barriers shall be inspected daily for signs of deterioration and sediment removal.

5

## HAY BALE SEDIMENT BARRIER

NOT TO SCALE

(SOURCE: THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION, JANUARY 2014, REVISED JULY 2017)

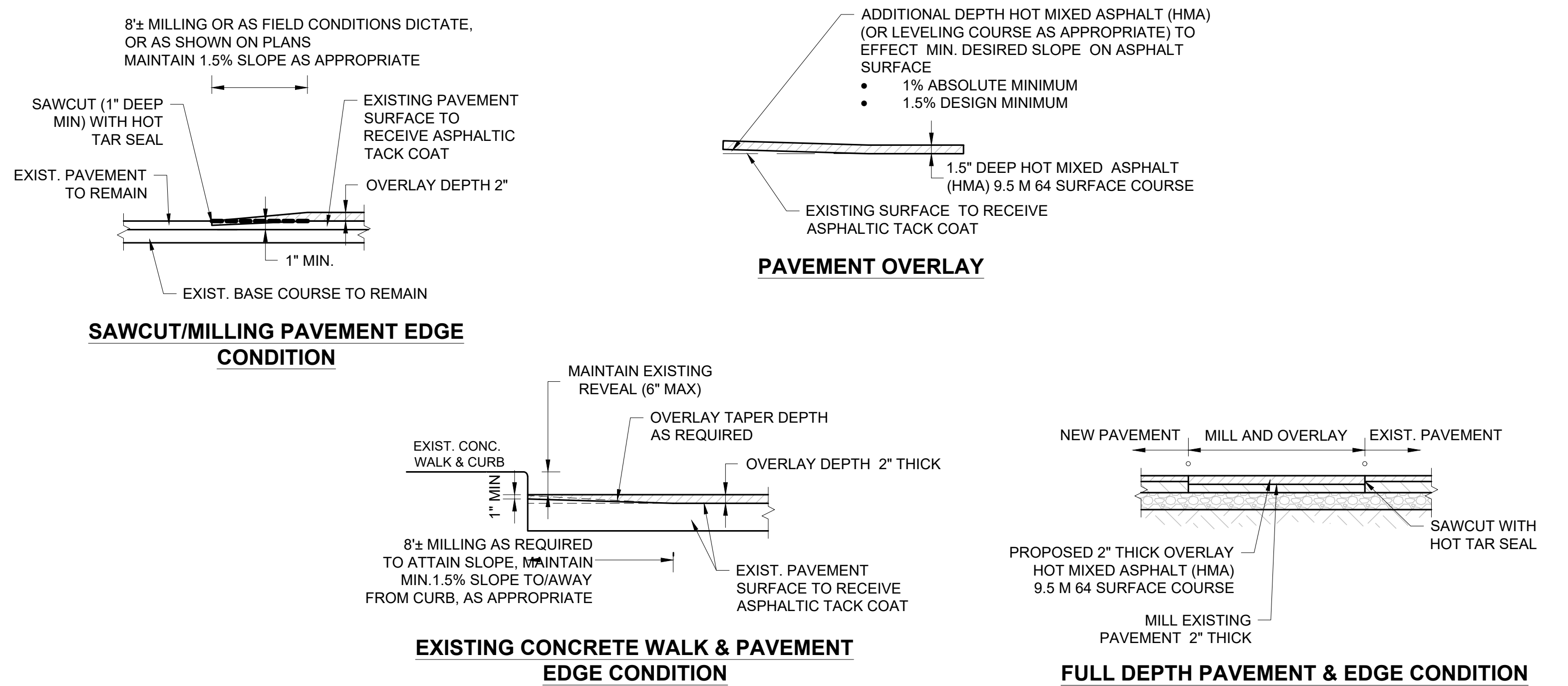

MATCH EXISTING THICK HOT MIXED ASPHALT (HMA) 9.5 M64 SURFACE COURSE
MATCH EXISTING THICK HOT MIXED ASPHALT (HMA) 19 M64 BASE COURSE
MATCH EXISTING DENSE GRADED AGGREGATE OR EQUIVALENT CRUSHED CONCRETE
EXIST. PAVEMENT
NEW
EXISTING
12"
TACK COAT
SAWCUT
SUBGRADE SOILS TO BE COMPACTED TO 95% OF THE MAX DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY ASTM D-1557

NOTES:
1. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PAVEMENT DESIGN RECOMMENDATIONS. IN CASE OF ANY DISCREPANCIES, THE GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERSEDE.

1

## STANDARD PAVING

NOT TO SCALE (NJ-S010101 - 02/2024)


8'± MILLING OR AS FIELD CONDITIONS DICTATE, OR AS SHOWN ON PLANS MAINTAIN 1.5% SLOPE AS APPROPRIATE
SAWCUT (1" DEEP MIN) WITH HOT TAR SEAL
EXISTING PAVEMENT SURFACE TO RECEIVE ASPHALTIC TACK COAT
EXIST. PAVEMENT TO REMAIN
OVERLAY DEPTH 2"
1" MIN.
EXIST. BASE COURSE TO REMAIN
ADDITIONAL DEPTH HOT MIXED ASPHALT (HMA) (OR LEVELING COURSE AS APPROPRIATE) TO EFFECT MIN. DESIRED SLOPE ON ASPHALT SURFACE
• 1% ABSOLUTE MINIMUM
• 1.5% DESIGN MINIMUM
1.5" DEEP HOT MIXED ASPHALT (HMA) 9.5 M 64 SURFACE COURSE
EXISTING SURFACE TO RECEIVE ASPHALTIC TACK COAT
MAINTAIN EXISTING REVEAL (6" MAX)
OVERLAY TAPER DEPTH AS REQUIRED
EXIST. CONC. WALK & CURB
OVERLAY DEPTH 2" THICK
1" MIN
8'± MILLING AS REQUIRED TO ATTAIN SLOPE, MAINTAIN MIN.1.5% SLOPE TO/AWAY FROM CURB, AS APPROPRIATE
EXIST. PAVEMENT SURFACE TO RECEIVE ASPHALTIC TACK COAT
NEW PAVEMENT
MILL AND OVERLAY
EXIST. PAVEMENT
SAWCUT WITH HOT TAR SEAL
PROPOSED 2" THICK OVERLAY HOT MIXED ASPHALT (HMA) 9.5 M 64 SURFACE COURSE
MILL EXISTING PAVEMENT 2" THICK

SAWCUT/MILLING PAVEMENT EDGE CONDITION

PAVEMENT OVERLAY

EXISTING CONCRETE WALK & PAVEMENT EDGE CONDITION

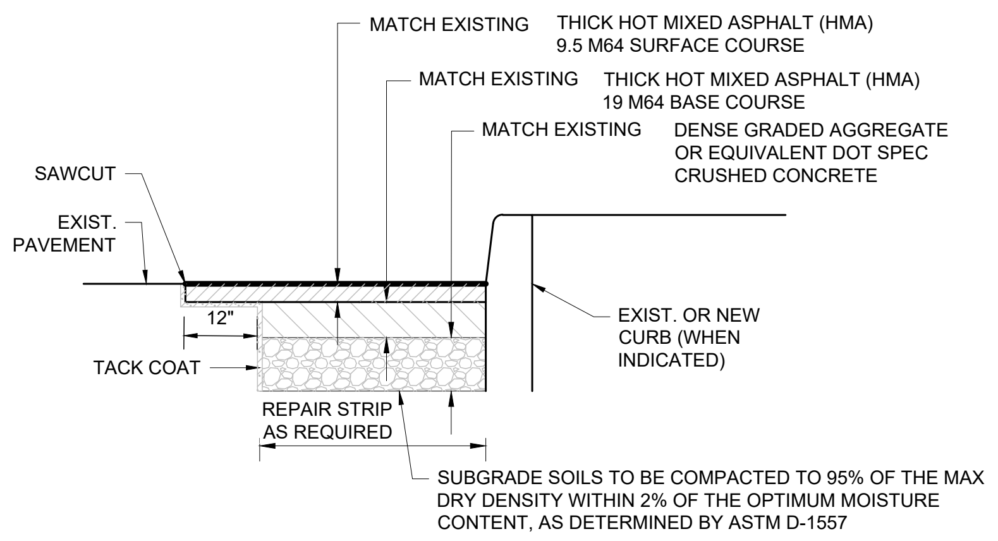
FULL DEPTH PAVEMENT & EDGE CONDITION

NOTE:
1. MILLING ACTIVITIES TO COMPLY WITH DOT STANDARD REQUIREMENTS AND SPECIFICATIONS.
2. FOR LEVELING COURSE USE HOT MIXED ASPHALT (HMA) 4.75 M 64 SURFACE COURSE

2

## PAVEMENT MILLING

NOT TO SCALE (NJ-S010401 - 02/2024)

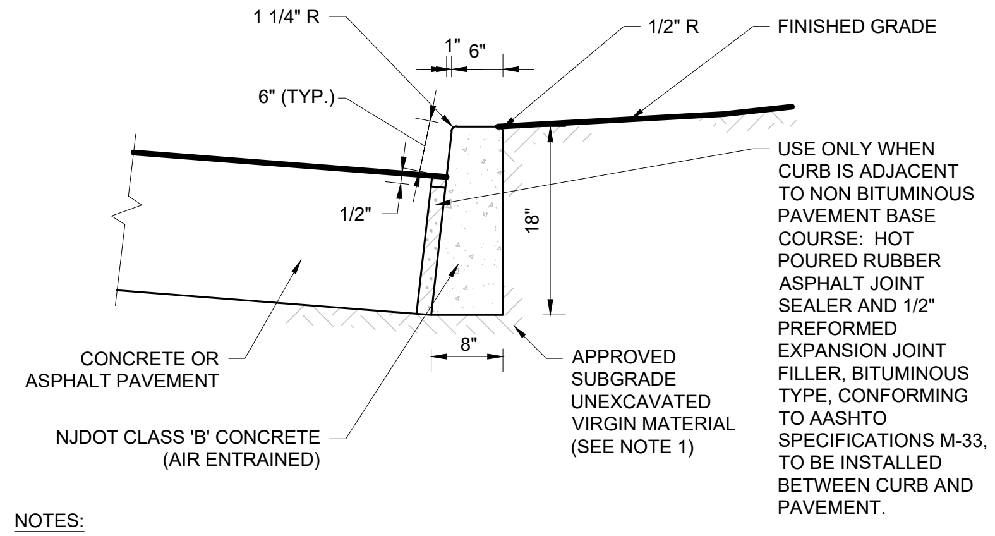

MATCH EXISTING THICK HOT MIXED ASPHALT (HMA) 9.5 M64 SURFACE COURSE
MATCH EXISTING THICK HOT MIXED ASPHALT (HMA) 19 M64 BASE COURSE
MATCH EXISTING DENSE GRADED AGGREGATE OR EQUIVALENT DOT SPEC CRUSHED CONCRETE
SAWCUT
EXIST. PAVEMENT
12"
TACK COAT
REPAIR STRIP AS REQUIRED
EXIST. OR NEW CURB (WHEN INDICATED)
SUBGRADE SOILS TO BE COMPACTED TO 95% OF THE MAX DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY ASTM D-1557

NOTES:
1. THIS DETAIL IS FOR PAVEMENT REPAIR ALONG NEW CURB LINES OR FOR EXCAVATED AREA WITHIN EXIST. PAVED SURFACES
2. MAINTAIN EXISTING PAVEMENT CROSS SLOPE
3. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PAVEMENT DESIGN RECOMMENDATIONS. IN CASE OF ANY DISCREPANCIES, THE GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERSEDE.
4. COMPLY WITH DOT SPECIFICATIONS UNLESS OTHERWISE INDICATED.

3

## PAVEMENT REPAIR

NOT TO SCALE (NJ-S010402 - 01/2025)

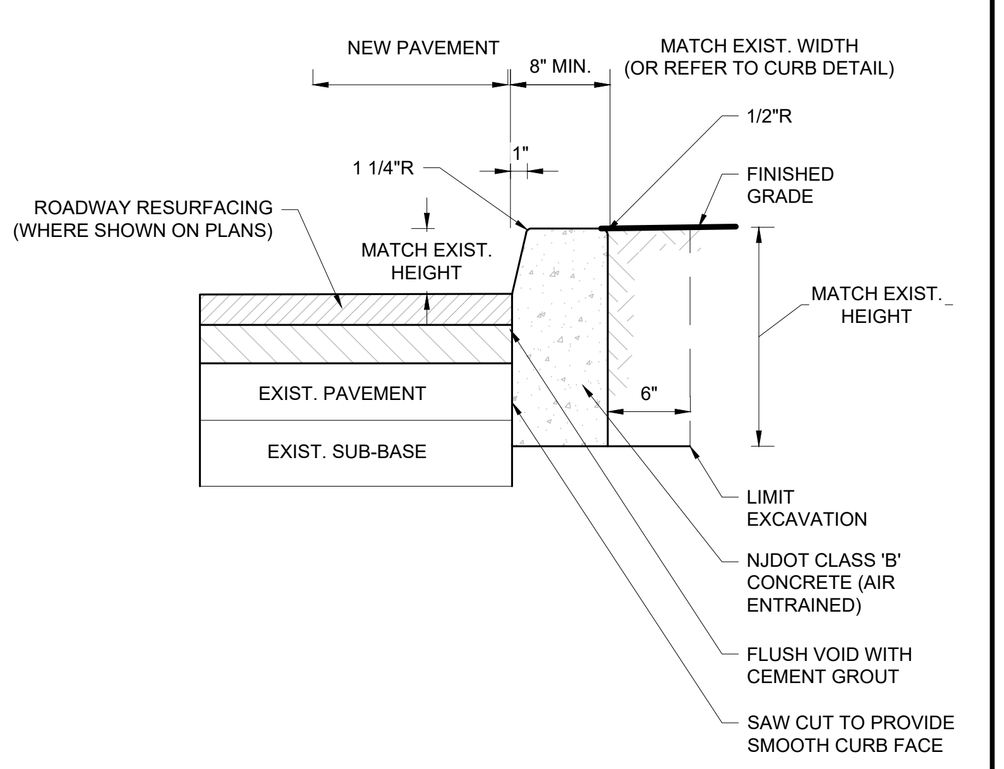

1 1/4" R
1" 6"
1/2" R
FINISHED GRADE
6" (TYP.)
1/2"
18"
8"
CONCRETE OR ASPHALT PAVEMENT
NJDOT CLASS 'B' CONCRETE (AIR ENTRAINED)
APPROVED SUBGRADE UNEXCAVATED VIRGIN MATERIAL (SEE NOTE 1)
USE ONLY WHEN CURB IS ADJACENT TO NON BITUMINOUS PAVEMENT BASE COURSE: HOT POURED RUBBER ASPHALT JOINT SEALER AND 1/2" PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, CONFORMING TO AASHTO SPECIFICATIONS M-33, TO BE INSTALLED BETWEEN CURB AND PAVEMENT.

NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING.
2. TRANSVERSE EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-33, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.
6. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.

4

## CONCRETE CURB 6" REVEAL

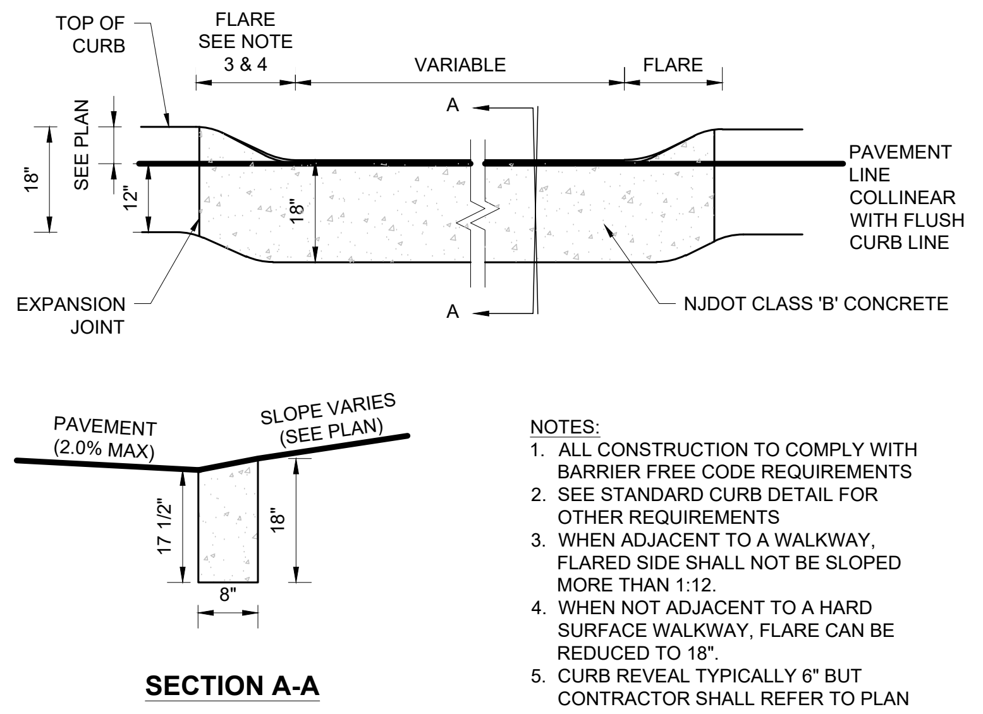
NOT TO SCALE (NJ-S020202 - 02/2024)


NEW PAVEMENT
8" MIN.
MATCH EXIST. WIDTH (OR REFER TO CURB DETAIL)
1/2"R
1"
1 1/4"R
FINISHED GRADE
ROADWAY RESURFACING (WHERE SHOWN ON PLANS)
MATCH EXIST. HEIGHT
MATCH EXIST. HEIGHT
EXIST. PAVEMENT
EXIST. SUB-BASE
6"
LIMIT EXCAVATION
NJDOT CLASS 'B' CONCRETE (AIR ENTRAINED)
FLUSH VOID WITH CEMENT GROUT
SAW CUT TO PROVIDE SMOOTH CURB FACE

5

## CONCRETE CURB ADJACENT TO EXISTING PAVEMENT

NOT TO SCALE (NJ-S020209 - 03/2024)



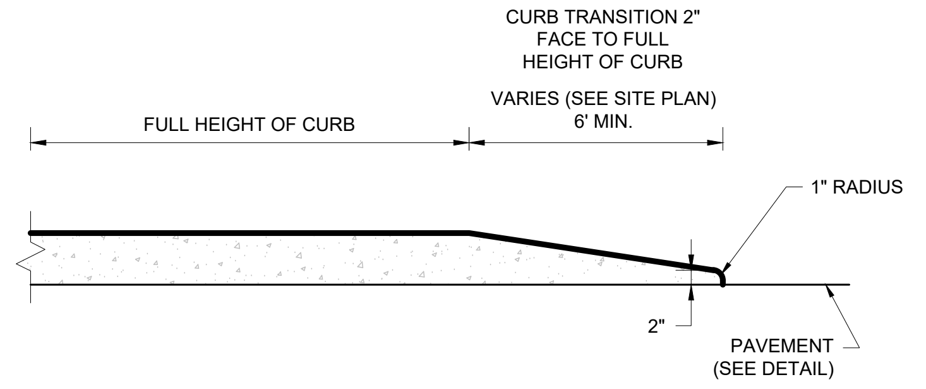
SECTION A-A

NOTES:
1. ALL CONSTRUCTION TO COMPLY WITH BARRIER FREE CODE REQUIREMENTS
2. SEE STANDARD CURB DETAIL FOR OTHER REQUIREMENTS
3. WHEN ADJACENT TO A WALKWAY, FLARED SIDE SHALL NOT BE SLOPED MORE THAN 1:12.
4. WHEN NOT ADJACENT TO A HARD SURFACE WALKWAY, FLARE CAN BE REDUCED TO 18".
5. CURB REVEAL TYPICALLY 6" BUT CONTRACTOR SHALL REFER TO PLAN AND CURB DETAIL FOR CURB REVEAL SPECIFIC TO SITE LOCATION.

6

## ADA FLUSH CURB

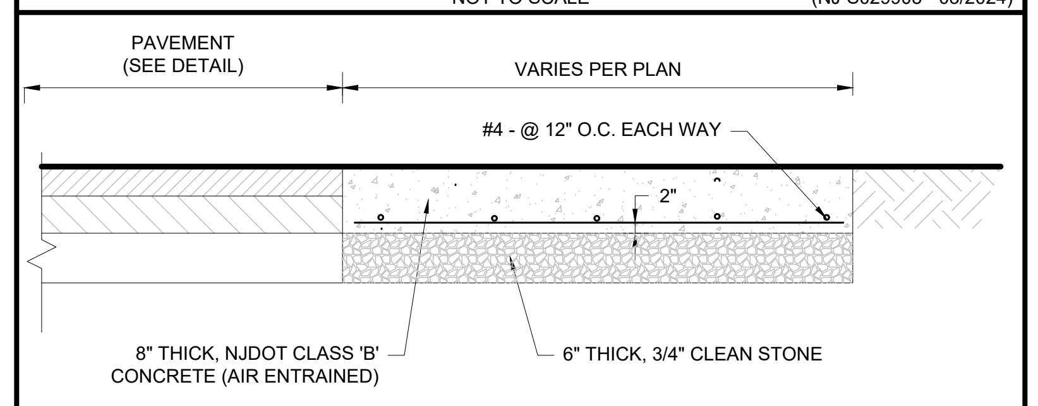
NOT TO SCALE (NJ-S029901 - 03/2024)


CURB TRANSITION 2" FACE TO FULL HEIGHT OF CURB
FULL HEIGHT OF CURB
VARIES (SEE SITE PLAN) 6' MIN.
1" RADIUS
2"
PAVEMENT (SEE DETAIL)

7

## TRANSITION CURB

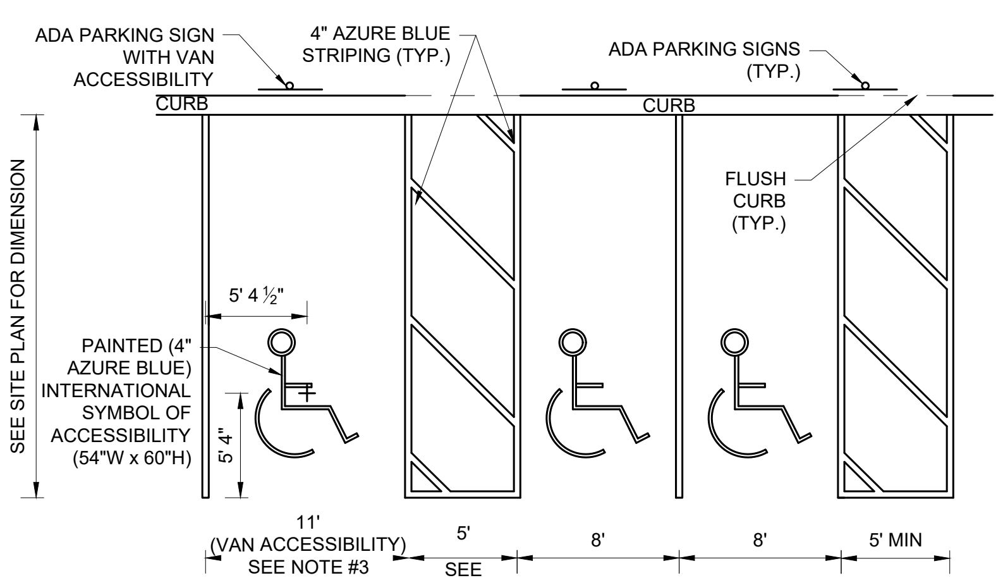
NOT TO SCALE (NJ-S029903 - 03/2024)


PAVEMENT (SEE DETAIL)
VARIES PER PLAN
#4 - @ 12" O.C. EACH WAY
2"
8" THICK, NJDOT CLASS 'B' CONCRETE (AIR ENTRAINED)
6" THICK, 3/4" CLEAN STONE

8

## CONCRETE PAD FOR COMPACTOR/DUMPSTER

NOT TO SCALE (NJ-S010703 - 02/2024)

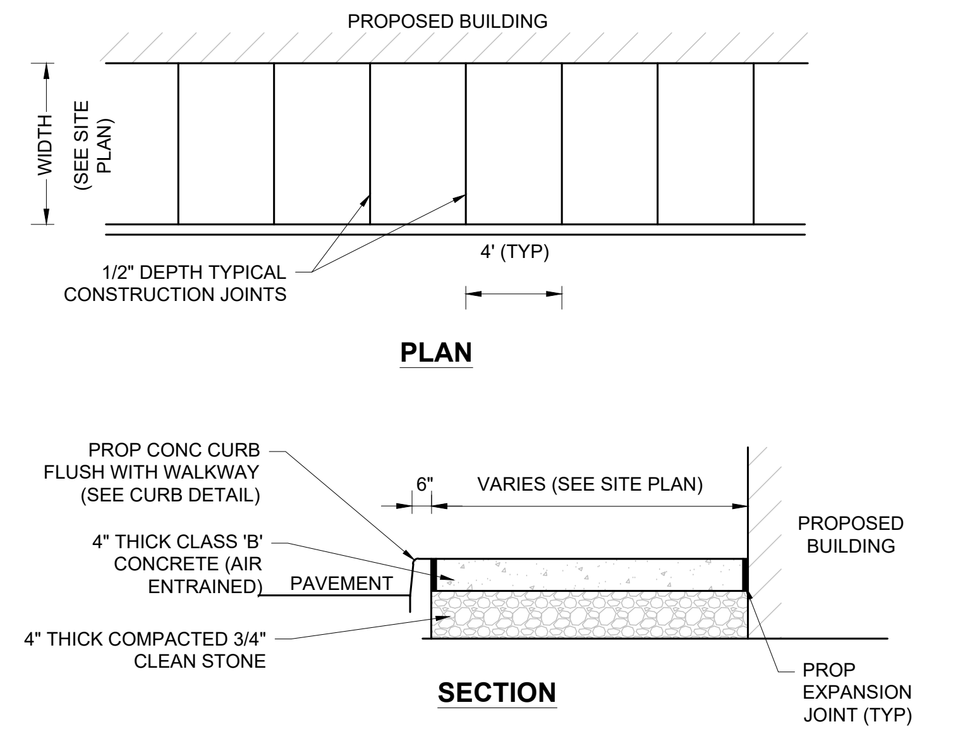

ADA PARKING SIGN WITH VAN ACCESSIBILITY
4" AZURE BLUE STRIPING (TYP.)
ADA PARKING SIGNS (TYP.)
CURB
CURB
FLUSH CURB (TYP.)
SEE SITE PLAN FOR DIMENSION
5' 4 ½"
PAINTED (4" AZURE BLUE) INTERNATIONAL SYMBOL OF ACCESSIBILITY (54"W x 60"H)
5' 4"
11' (VAN ACCESSIBILITY) SEE NOTE #3
5' SEE NOTE #3
8'
8'
5' MIN

NOTES:
1. PARKING SPACES AND PARKING AISLE SLOPE MUST NOT EXCEED 1:48 (¼" PER FOOT OR 2%) IN ANY DIRECTION.
2. A MINIMUM ACCESSIBLE ACCESS ROUTE WIDTH OF 36" MUST BE PROVIDED AND MAINTAINED. A WHEEL STOP CAN BE PROVIDED WHERE NECESSARY TO PREVENT VEHICLE OVERHANG FROM REDUCING THE PATH OF TRAVEL TO LESS THAN 36".
3. VAN SPACE SHALL BE 11 FEET WITH 5 FEET AISLE (EXCEPTION 8 FEET SPACE WITH 8 FEET AISLE.)

9

## ADA PARKING STALL MARKING

NOT TO SCALE (NJ-S050104 - 09/2024)


PROPOSED BUILDING
WIDTH (SEE SITE PLAN)
1/2" DEPTH TYPICAL CONSTRUCTION JOINTS
4' (TYP)
PROP CONC CURB FLUSH WITH WALKWAY (SEE CURB DETAIL)
6"
VARIES (SEE SITE PLAN)
4" THICK CLASS 'B' CONCRETE (AIR ENTRAINED)
PAVEMENT
PROPOSED BUILDING
4" THICK COMPACTED 3/4" CLEAN STONE
PROP EXPANSION JOINT (TYP)

PLAN

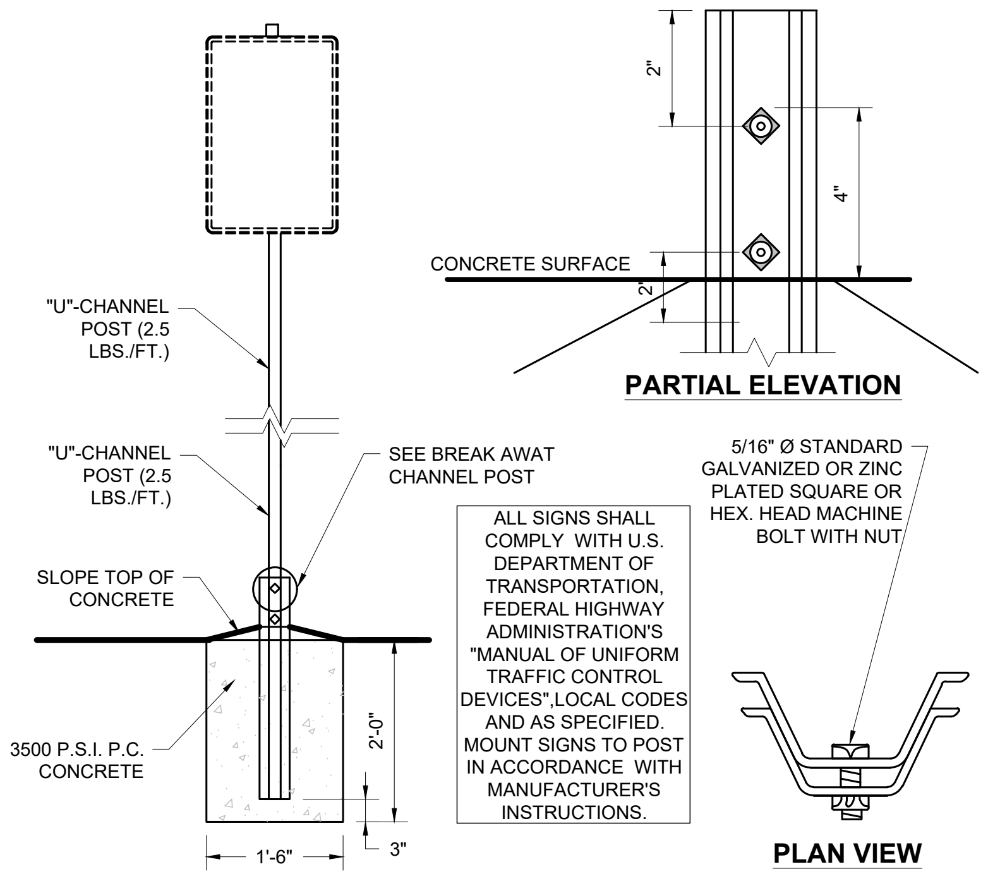
SECTION

NOTES:
1. CROSS SLOPE MAX 1/4" - MIN 1/8" PER FOOT PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" REMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS AND ALONG CURBS AND BUILDING.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.

10

## CURB AND WALK AT BUILDING

NOT TO SCALE (NJ-S030205 - 09/2024)


"U"-CHANNEL POST (2.5 LBS./FT.)
"U"-CHANNEL POST (2.5 LBS./FT.)
SEE BREAK AWAT CHANNEL POST
SLOPE TOP OF CONCRETE
3500 P.S.I. P.C. CONCRETE
2'-0"
1'-6"
3"
CONCRETE SURFACE
2"
4"
2"
5/16" Ø STANDARD GALVANIZED OR ZINC PLATED SQUARE OR HEX. HEAD MACHINE BOLT WITH NUT

PARTIAL ELEVATION

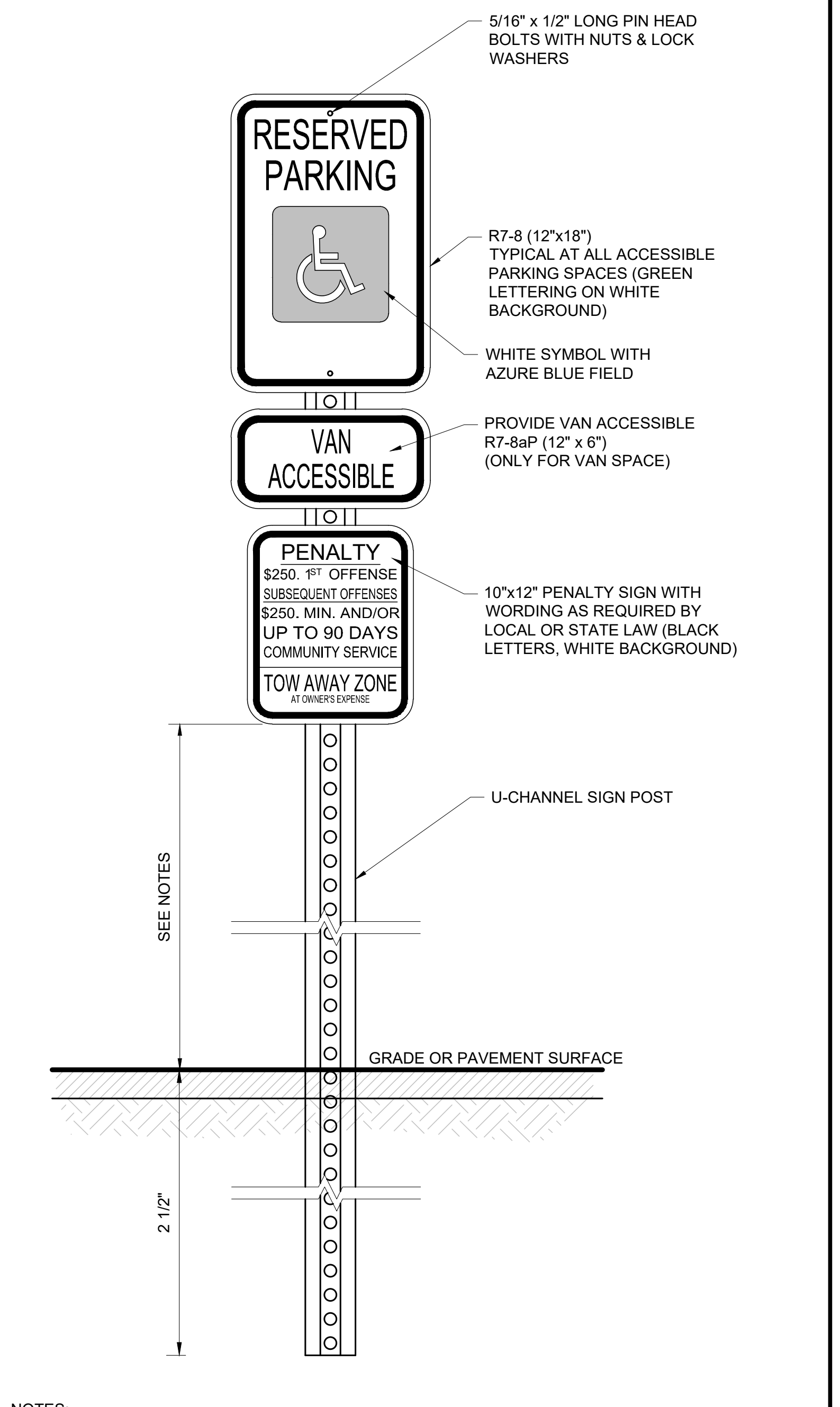
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES",LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PLAN VIEW

11

## BREAKAWAY SIGN POST IN CONCRETE

NOT TO SCALE (NJ-S069903 - 08/2023)

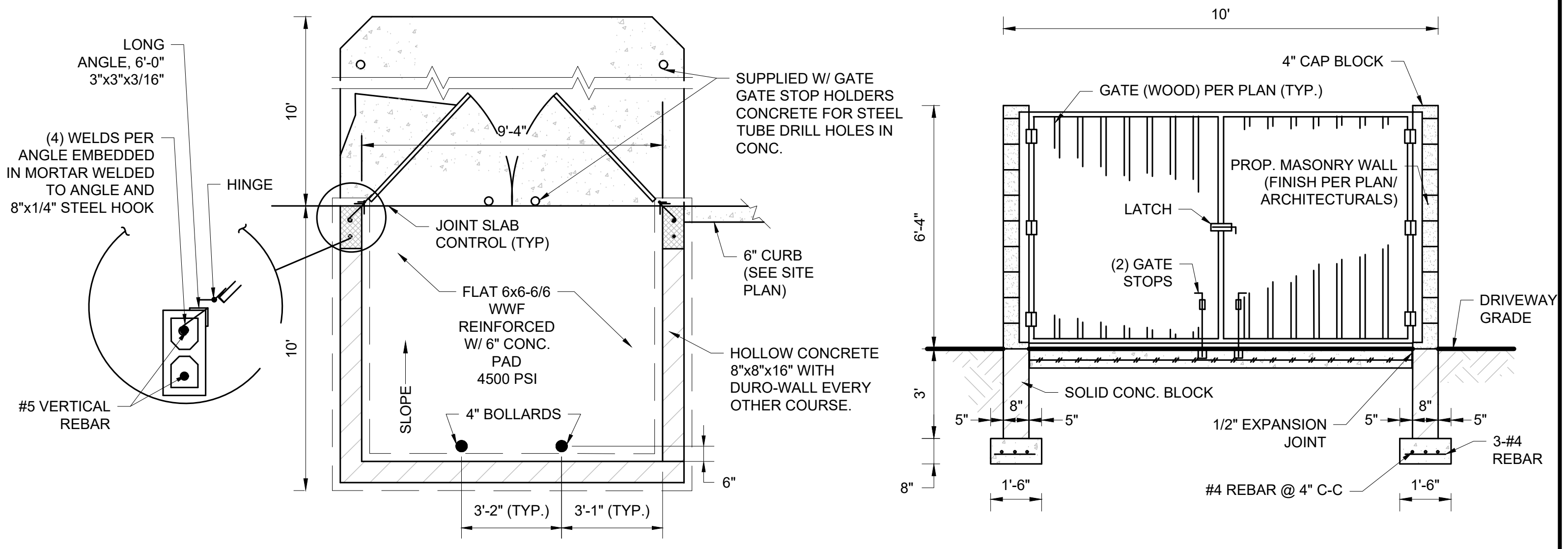

5/16" x 1/2" LONG PIN HEAD BOLTS WITH NUTS & LOCK WASHERS
RESERVED PARKING
R7-8 (12"x18") TYPICAL AT ALL ACCESSIBLE PARKING SPACES (GREEN LETTERING ON WHITE BACKGROUND)
WHITE SYMBOL WITH AZURE BLUE FIELD
VAN ACCESSIBLE
PROVIDE VAN ACCESSIBLE R7-8aP (12" x 6") (ONLY FOR VAN SPACE)
PENALTY
$250. 1ST OFFENSE
SUBSEQUENT OFFENSES
$250. MIN. AND/OR
UP TO 90 DAYS
COMMUNITY SERVICE
TOW AWAY ZONE
AT OWNER'S EXPENSE
10"x12" PENALTY SIGN WITH WORDING AS REQUIRED BY LOCAL OR STATE LAW (BLACK LETTERS, WHITE BACKGROUND)
U-CHANNEL SIGN POST
SEE NOTES
GRADE OR PAVEMENT SURFACE
2 1/2'

NOTES:
1. THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PARALLEL TO SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK
2. THE PENALTY SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE
3. WHERE VAN SPACES ARE SHOWN ON THE PLANS ADD R7-8aP SIGN

17

## ADA PARKING SIGN

NOT TO SCALE (NJ-S060103 - 05/2024)

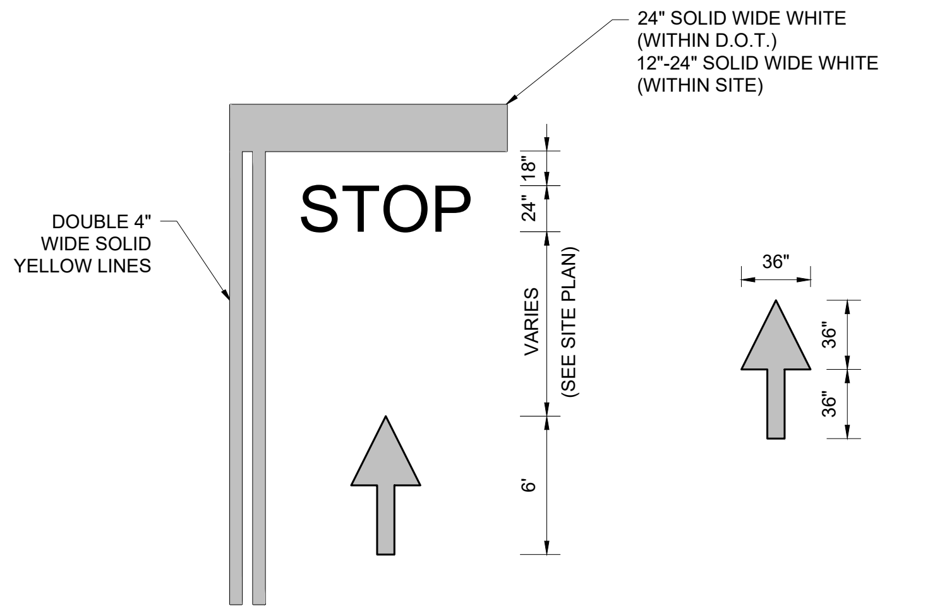

LONG ANGLE, 6'-0" 3"x3"x3/16"
(4) WELDS PER ANGLE EMBEDDED IN MORTAR WELDED TO ANGLE AND 8"x1/4" STEEL HOOK
HINGE
#5 VERTICAL REBAR
10'
10'
9'-4"
SUPPLIED W/ GATE GATE STOP HOLDERS CONCRETE FOR STEEL TUBE DRILL HOLES IN CONC.
JOINT SLAB CONTROL (TYP)
FLAT 6x6-6/6 WWF REINFORCED W/ 6" CONC. PAD 4500 PSI
6" CURB (SEE SITE PLAN)
HOLLOW CONCRETE 8"x8"x16" WITH DURO-WALL EVERY OTHER COURSE.
SLOPE
4" BOLLARDS
6"
3'-2" (TYP.)
3'-1" (TYP.)
10'
4" CAP BLOCK
GATE (WOOD) PER PLAN (TYP.)
PROP. MASONRY WALL (FINISH PER PLAN/ ARCHITECTURALS)
LATCH
(2) GATE STOPS
6'-4"
DRIVEWAY GRADE
3'
8"
SOLID CONC. BLOCK
5"
8"
5"
1/2" EXPANSION JOINT
5"
8"
5"
3-#4 REBAR
1'-6"
#4 REBAR @ 4" C-C
1'-6"

NOTES:
1. #5 VERTICAL REBAR TO BE EMBEDDED INTO THE FOOTING. HOLLOW BLOCK SHALL START ON TOP OF THE FOOTING. THE HOLLOW BLOCK SHALL BE GROUTED. THE REBAR LAPS SHALL BE A MINIMUM OF 30" LONG. DURO-WALL IS REQUIRED IN EVERY OTHER COURSE OR 16" FOR ALL SOLID & HOLLOW BLOCK.
2. CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.

12

## 10' x 10' TRASH ENCLOSURE

NOT TO SCALE (NJ-S100201 - 08/2023)

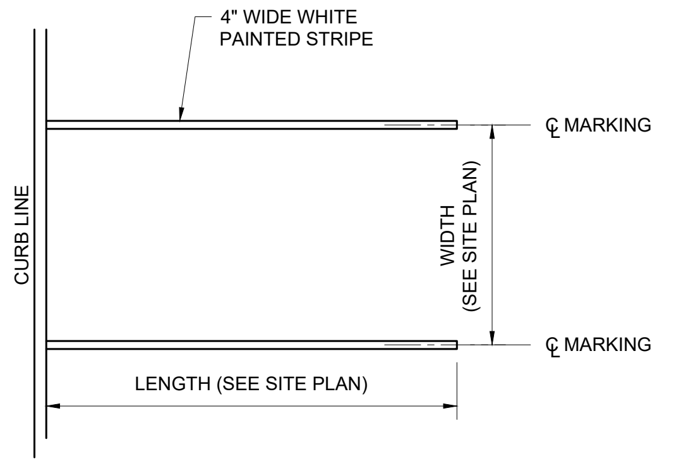

24" SOLID WIDE WHITE (WITHIN D.O.T.) 12"-24" SOLID WIDE WHITE (WITHIN SITE)
STOP
DOUBLE 4" WIDE SOLID YELLOW LINES
18"
24"
VARIES (SEE SITE PLAN)
6'
36"
36"
36"

NOTES:
1. ARROWS AND WORDS CAN BE ARRANGED IN DIFFERENT COMBINATIONS TO ACHIEVE DESIRED RESULT.
2. STOP BAR, LETTERS, AND ARROW TO BE THERMOPLASTIC.
3. LINES TO BE EPOXY PAINT PER DOT STANDARD SPECIFICATIONS.

13

## PAINTED MARKING

NOT TO SCALE (NJ-S050301 - 08/2023)

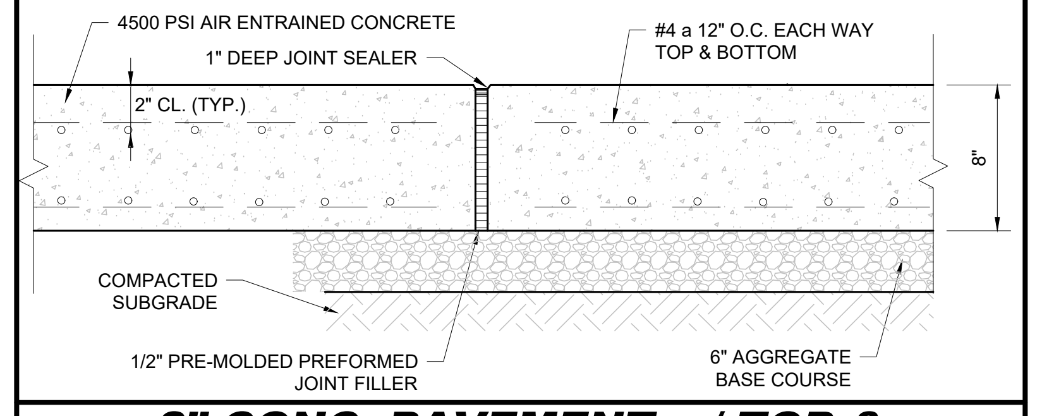


NOTES:
1. USE EPOXY TRAFFIC PAINT MEETING DOT SPECIFICATIONS.

14

## STANDARD STRIPING

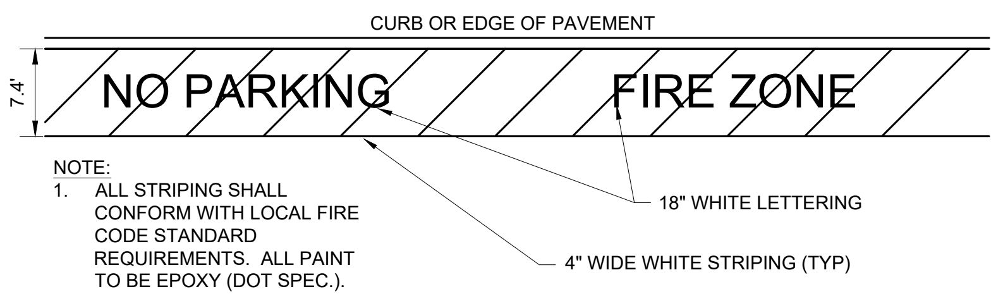
NOT TO SCALE (NJ-S050202 - 08/2023)


4500 PSI AIR ENTRAINED CONCRETE
1" DEEP JOINT SEALER
#4 a 12" O.C. EACH WAY TOP & BOTTOM
2" CL. (TYP.)
8"
COMPACTED SUBGRADE
1/2" PRE-MOLDED PREFORMED JOINT FILLER
6" AGGREGATE BASE COURSE

15

## 8" CONC. PAVEMENT w/ TOP & BOTTOM REBAR & EXP. JOINT

NOT TO SCALE (NJ-S010503 - 08/2023)

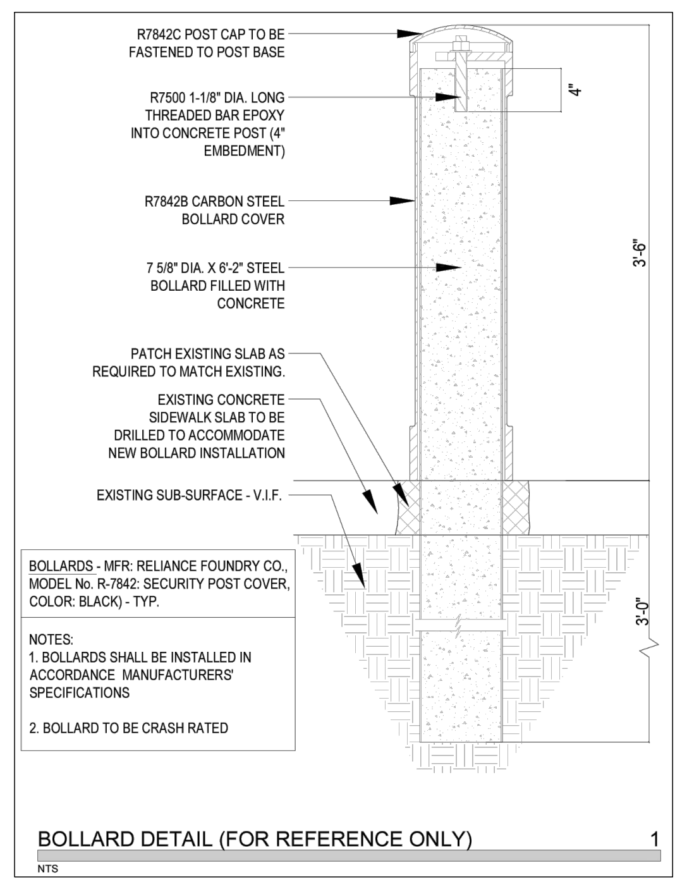


NOTE:
1. ALL STRIPING SHALL CONFORM WITH LOCAL FIRE CODE STANDARD REQUIREMENTS. ALL PAINT TO BE EPOXY (DOT SPEC.).

16

## FIRE ZONE STRIPING

NOT TO SCALE (NJ-S059901 - 08/2023)


R7842C POST CAP TO BE FASTENED TO POST BASE
R7500 1-1/8" DIA. LONG THREADED BAR EPOXY INTO CONCRETE POST (4" EMBEDMENT)
R7842B CARBON STEEL BOLLARD COVER
7 5/8" DIA. X 6'-2" STEEL BOLLARD FILLED WITH CONCRETE
PATCH EXISTING SLAB AS REQUIRED TO MATCH EXISTING.
EXISTING CONCRETE SIDEWALK SLAB TO BE DRILLED TO ACCOMMODATE NEW BOLLARD INSTALLATION
EXISTING SUB-SURFACE - V.I.F.
4"
3'-6"
3'-0"

BOLLARDS - MFR: RELIANCE FOUNDRY CO., MODEL No. R-7842: SECURITY POST COVER, COLOR: BLACK) - TYP.

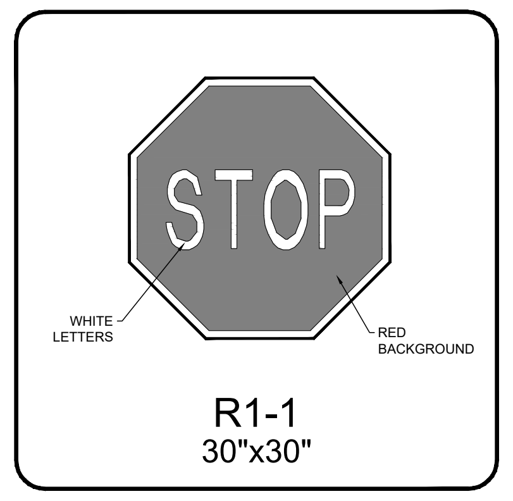
NOTES:
1. BOLLARDS SHALL BE INSTALLED IN ACCORDANCE MANUFACTURERS' SPECIFICATIONS
2. BOLLARD TO BE CRASH RATED

BOLLARD DETAIL (FOR REFERENCE ONLY) 1
NTS

18

## BOLLARD DETAIL

NOT TO SCALE (JEFFREY TAYLOR ARCHITECTS - 09.05.25)

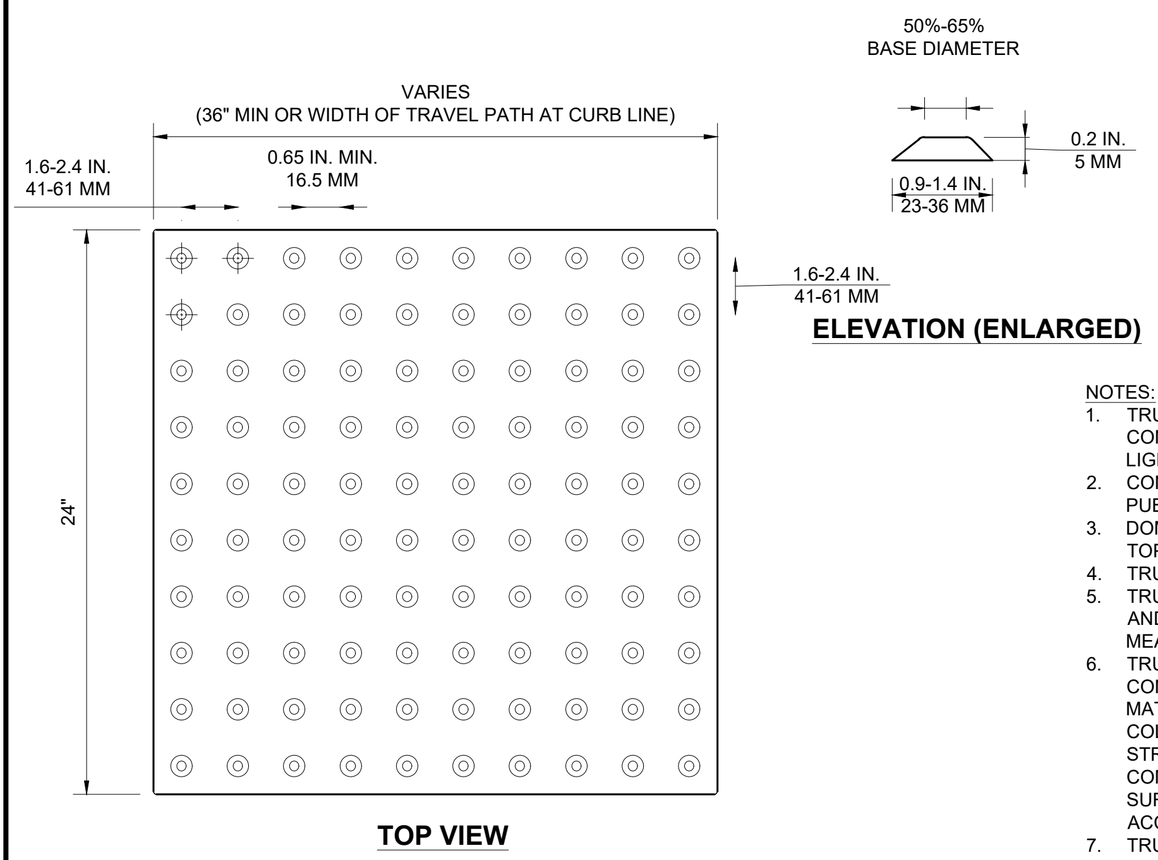


R1-1
30"x30"

19

## STOP SIGN DETAIL

NOT TO SCALE (BE-R01-01)



TOP VIEW

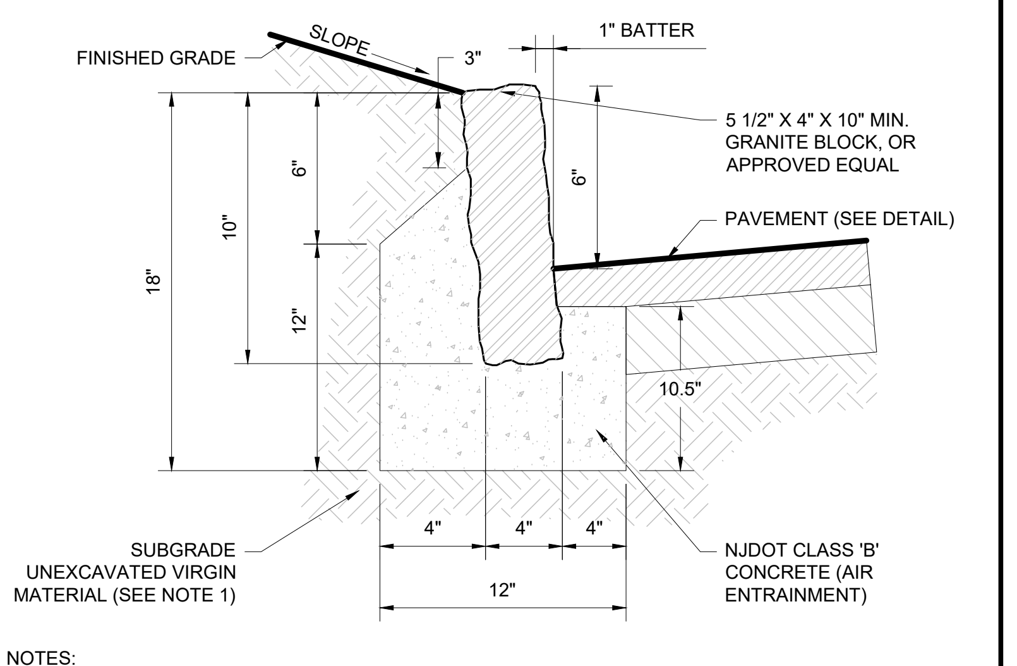
ELEVATION (ENLARGED)

NOTES:
1. TRUNCATED DOMES THAT PROVIDE THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. CONTRACTOR TO INSTALL DETECTABLE WARNING SURFACES WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE INDICATED ON THE PLAN.
3. DOMES SHALL HAVE A BASE DIAMETER OF 0.9 IN (23 mm) MIN. TO 1.4 IN (36 mm) MAX, AND A TOP DIAMETER OF 50% TO 65% MAX. OF THE BASE DIAMETER.
4. TRUNCATED DOMES SHALL HAVE A HEIGHT OF 0.2" (5.1 mm).
5. TRUNCATED DOMES SHALL HAVE A CENTER TO CENTER SPACING OF 1.6 IN (41 mm) MIN. AND 2.4 IN. (61 mm) MAX. AND A BASE TO BASE SPACING OF 0.65 IN. (16.5 mm) MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID.
6. TRUNCATED DOMES SHALL BE AN INTEGRAL PART OF THE ADA CURB RAMP CONSTRUCTION CONSISTING OF CAST IN PLACE COMPOSITE TILES/MAT. THE TILE/MAT MATERIAL SHALL BE A HOMOGENEOUS GLASS AND CARBON REINFORCED COMPOSITE, COLOR FAST AND UV STABLE, COMP. STRENGTH 23,800 PSI ASTM D695 AND FLEXUAL STRENGTH 24,600 PSI ASTM D796. PRECAST CONCRETE PAVER BLOCKS HAVING COMPLIANT TRUNCATED DOMES, MAY ALSO BE USED FOR THE DETECTABLE WARNING SURFACE. RUBBERIZED MATERIAL TO BE GLUED TO RAMP SURFACE SHALL NOT BE ACCEPTABLE.
7. TRUNCATED DOMES SHALL EXTEND THE FULL WIDTH OF THE TRAVEL PATH EXCLUDING FLARES.

20

## TRUNCATED DOME PATTERN

NOT TO SCALE (NJ-S030515 - 08/2023)


FINISHED GRADE
SLOPE
3"
1" BATTER
5 1/2" X 4" X 10" MIN. GRANITE BLOCK, OR APPROVED EQUAL
6"
6"
10"
18"
12"
PAVEMENT (SEE DETAIL)
10.5"
SUBGRADE UNEXCAVATED VIRGIN MATERIAL (SEE NOTE 1)
4"
4"
4"
12"
NJDOT CLASS 'B' CONCRETE (AIR ENTRAINMENT)

NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. JOINTS SHALL BE NOT MORE THAN 1/2" WIDE. THE JOINTS SHALL BE POINTED WITH 1:1 CEMENT - SAND MORTAR.

21

## GRANITE BLOCK CURB

NOT TO SCALE (NJ-S020301 - 02/2024)

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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

811
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| | |
|---|---|
| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-CNDS |

PROJECT:

### PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PROPOSED RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
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NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

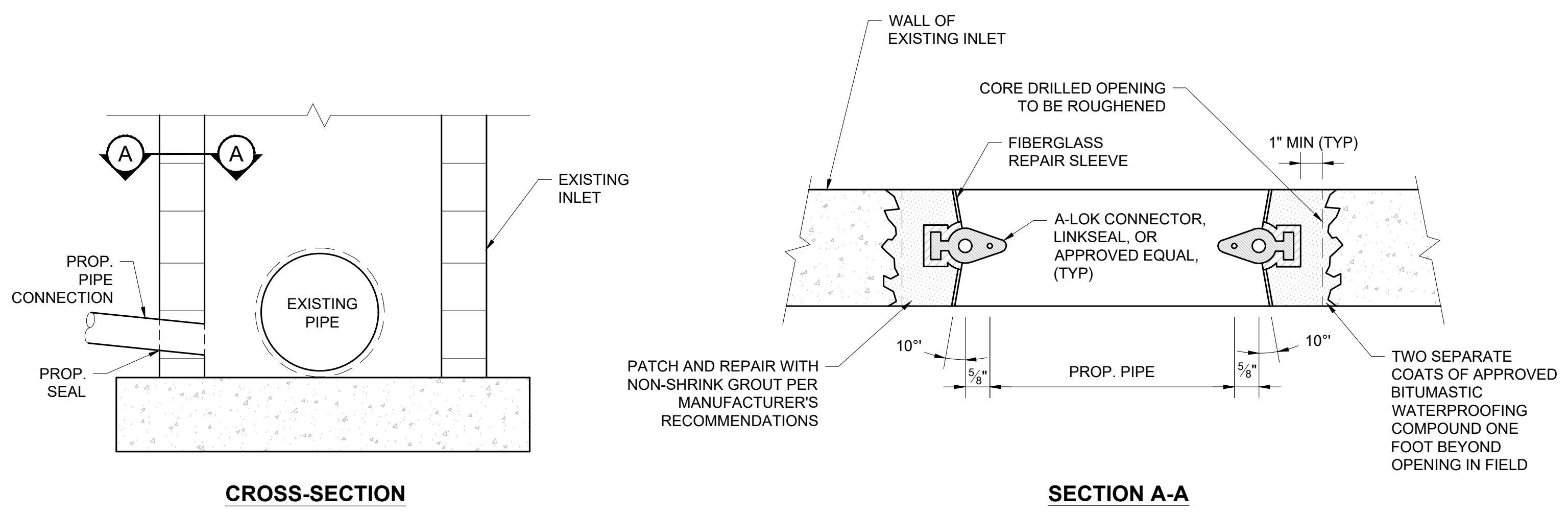
SHEET TITLE:

### DETAIL SHEET A

SHEET NUMBER:

**C-901**

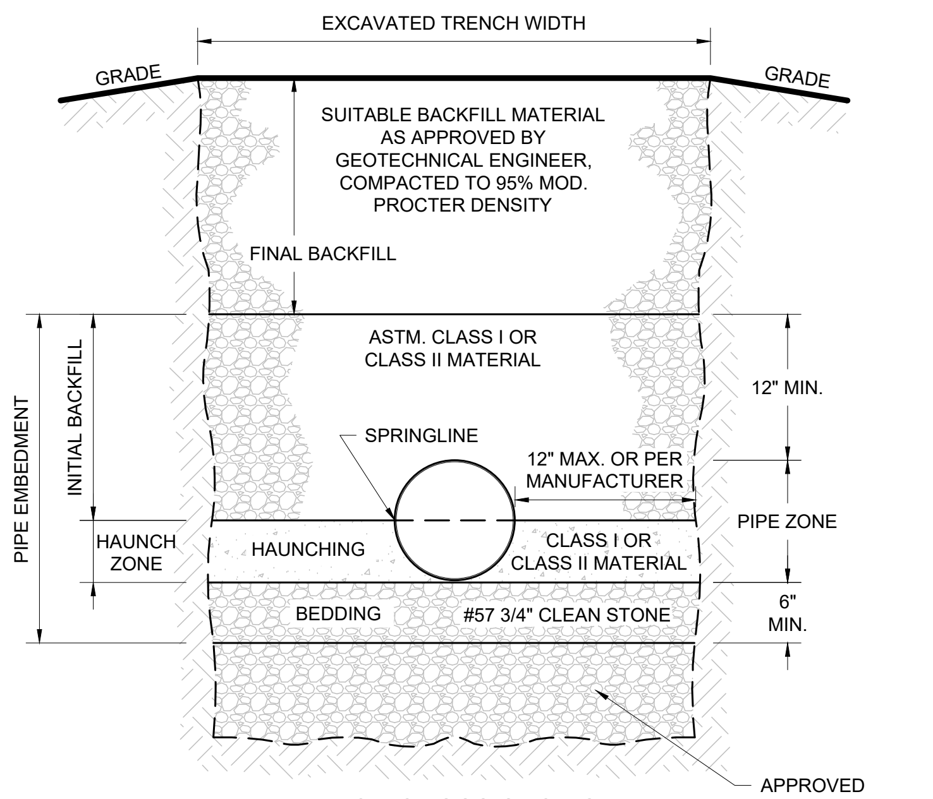
REVISION 1 - 09/17/2025


WALL OF EXISTING INLET
CORE DRILLED OPENING TO BE ROUGHENED
FIBERGLASS REPAIR SLEEVE
1" MIN (TYP)
EXISTING INLET
A
A
PROP. PIPE CONNECTION
EXISTING PIPE
PROP. SEAL
A-LOK CONNECTOR, LINKSEAL, OR APPROVED EQUAL, (TYP)
PATCH AND REPAIR WITH NON-SHRINK GROUT PER MANUFACTURER'S RECOMMENDATIONS
10°'
10°'
5/8"
PROP. PIPE
5/8"
TWO SEPARATE COATS OF APPROVED BITUMASTIC WATERPROOFING COMPOUND ONE FOOT BEYOND OPENING IN FIELD
CROSS-SECTION
SECTION A-A

NOTE:
CLEAN & LUBRICATE A-LOK CONNECTOR AND THE PIPE END WHICH WILL BE INSERTED INTO A-LOK PRIOR TO MAKING CONNECTION.

## 1 PIPE TO EXISTING INLET CONNECTION

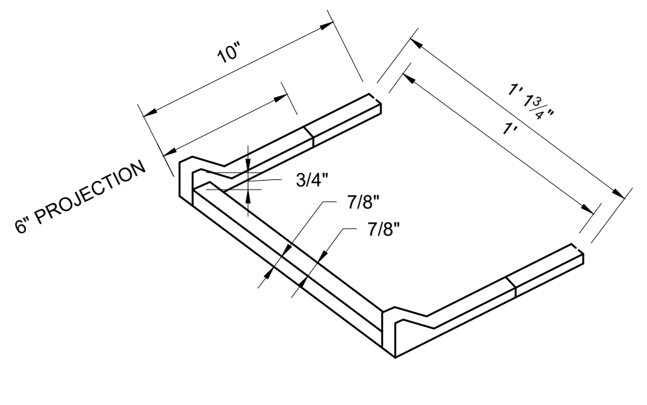
NOT TO SCALE (NJ-U019905 - 08/2023)


EXCAVATED TRENCH WIDTH
GRADE
GRADE
SUITABLE BACKFILL MATERIAL AS APPROVED BY GEOTECHNICAL ENGINEER, COMPACTED TO 95% MOD. PROCTER DENSITY
FINAL BACKFILL
ASTM. CLASS I OR CLASS II MATERIAL
12" MIN.
SPRINGLINE
12" MAX. OR PER MANUFACTURER
PIPE EMBEDMENT
INITIAL BACKFILL
HAUNCH ZONE
HAUNCHING
CLASS I OR CLASS II MATERIAL
PIPE ZONE
BEDDING
#57 3/4" CLEAN STONE
6" MIN.
APPROVED COMPACTED SUBGRADE
TRENCH CROSS SECTION

NOTE:
1.THIS DETAIL FOR USE WITH HDPE PIPES ONLY.
2. CLASS I - #5 OR #56 STONE; CLASS II - #57, #6 OR #67 STONE
3. CONTRACTOR TO INSTALL IN ACCORDANCE WITH MANUFACTURE REQUIREMENTS

## 2 STORM TRENCH FOR HDPE PIPE

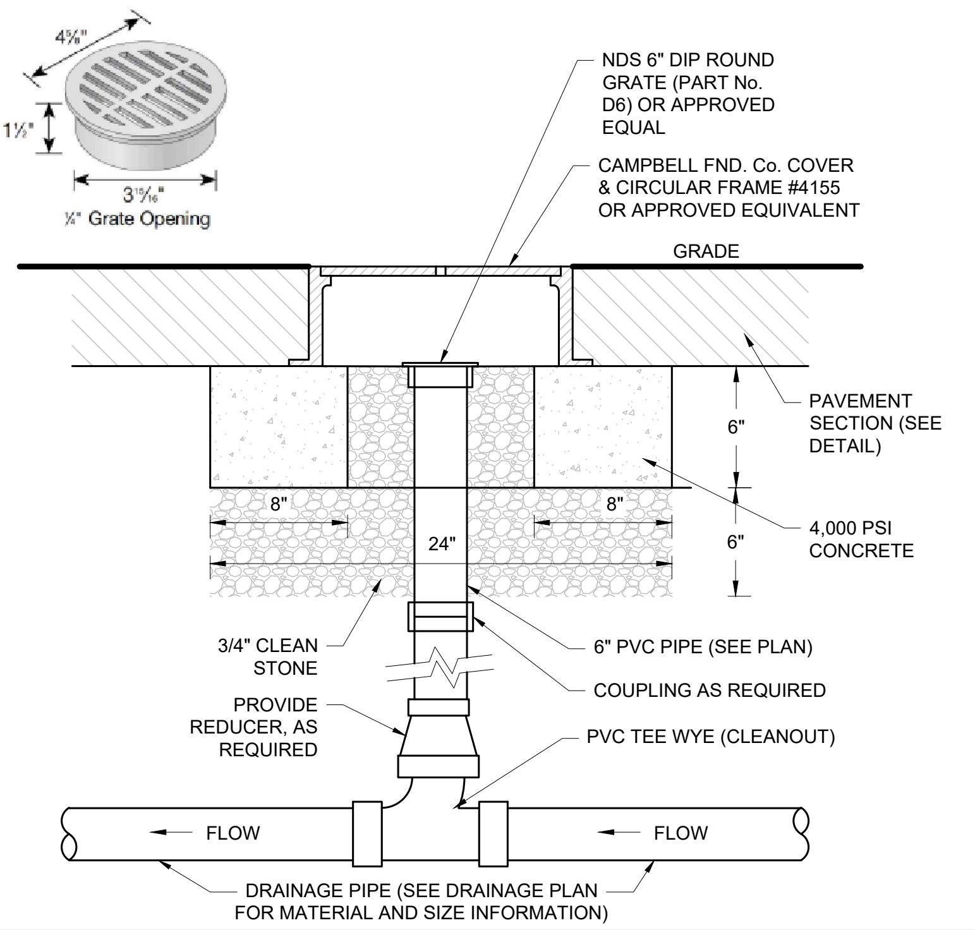
NOT TO SCALE (NJ-U050201 - 08/2023)



NOTES:
1. STEPS SHALL BE POLYPROPYLENE WITH ½" ASTM A-615 STEEL REINFORCEMENT MIN. 3" INBEDMENT IN ACCORDANCE WITH ASTM C-478 AND O.S.H.A. STANDARDS.
2. ALL MANHOLE STEPS TO MEET OR EXCEED ASTM AND O.S.H.A. REQUIREMENTS.
3. FOR ROADWAY LOCATIONS STEPS SHALL BE ORIENTED TO ALLOW VIEWING OF ONCOMING TRAFFIC WHEN EXITING STRUCTURE.

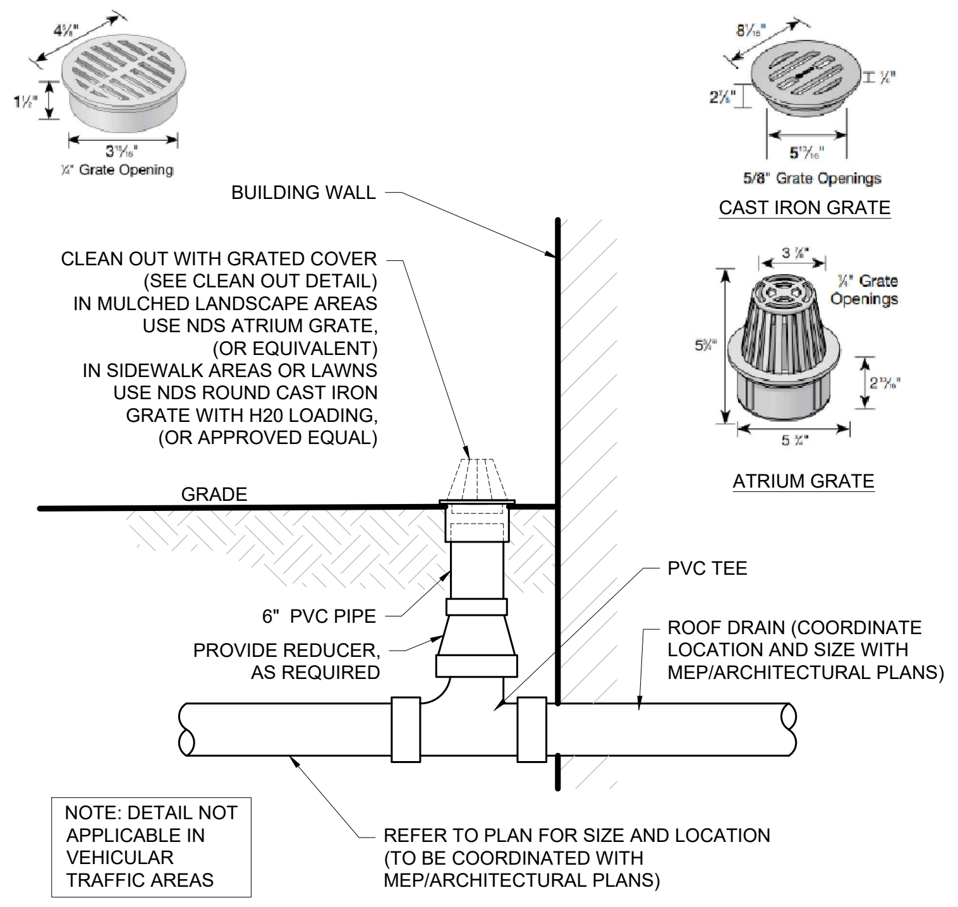
## 3 MANHOLE POLYPROPYLENE LADDER RUNG

NOT TO SCALE (NJ-U990101 - 08/2023)


4⅝"
1½"
3¹⁵⁄₁₆"
¼" Grate Opening
NDS 6" DIP ROUND GRATE (PART No. D6) OR APPROVED EQUAL
CAMPBELL FND. Co. COVER & CIRCULAR FRAME #4155 OR APPROVED EQUIVALENT
GRADE
PAVEMENT SECTION (SEE DETAIL)
6"
8"
8"
24"
6"
4,000 PSI CONCRETE
3/4" CLEAN STONE
6" PVC PIPE (SEE PLAN)
COUPLING AS REQUIRED
PROVIDE REDUCER, AS REQUIRED
PVC TEE WYE (CLEANOUT)
FLOW
FLOW
DRAINAGE PIPE (SEE DRAINAGE PLAN FOR MATERIAL AND SIZE INFORMATION)

## 4 GRATED ROOF DRAIN CONNECTION VEHICULAR AREAS

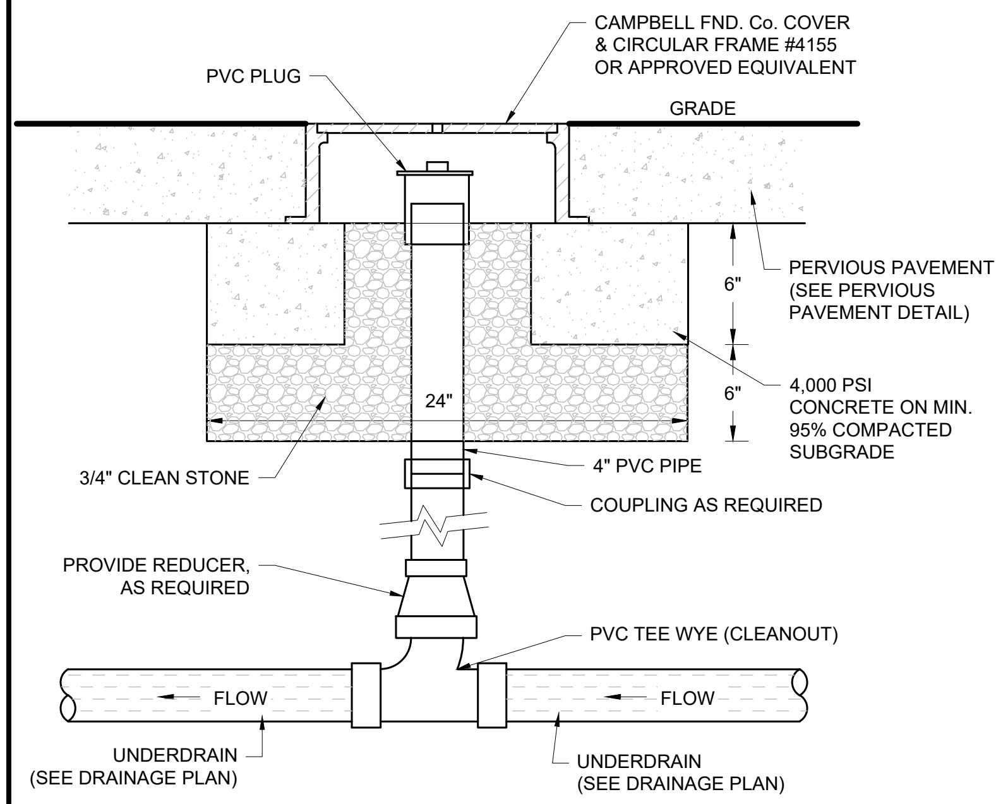
NOT TO SCALE (NJ-U010305 - 10/2023) (MODIFIED 08/2025)


4⅝"
1½"
3¹⁵⁄₁₆"
¼" Grate Opening
8⁷⁄₁₆"
¼"
2⅞"
5¹³⁄₁₆"
5/8" Grate Openings
CAST IRON GRATE
BUILDING WALL
CLEAN OUT WITH GRATED COVER (SEE CLEAN OUT DETAIL) IN MULCHED LANDSCAPE AREAS USE NDS ATRIUM GRATE, (OR EQUIVALENT) IN SIDEWALK AREAS OR LAWNS USE NDS ROUND CAST IRON GRATE WITH H20 LOADING, (OR APPROVED EQUAL)
3 ⅛"
¼" Grate Openings
5⅞"
2¹³⁄₁₆"
5 ¼"
ATRIUM GRATE
GRADE
PVC TEE
6" PVC PIPE
PROVIDE REDUCER, AS REQUIRED
ROOF DRAIN (COORDINATE LOCATION AND SIZE WITH MEP/ARCHITECTURAL PLANS)
REFER TO PLAN FOR SIZE AND LOCATION (TO BE COORDINATED WITH MEP/ARCHITECTURAL PLANS)

NOTE: DETAIL NOT APPLICABLE IN VEHICULAR TRAFFIC AREAS

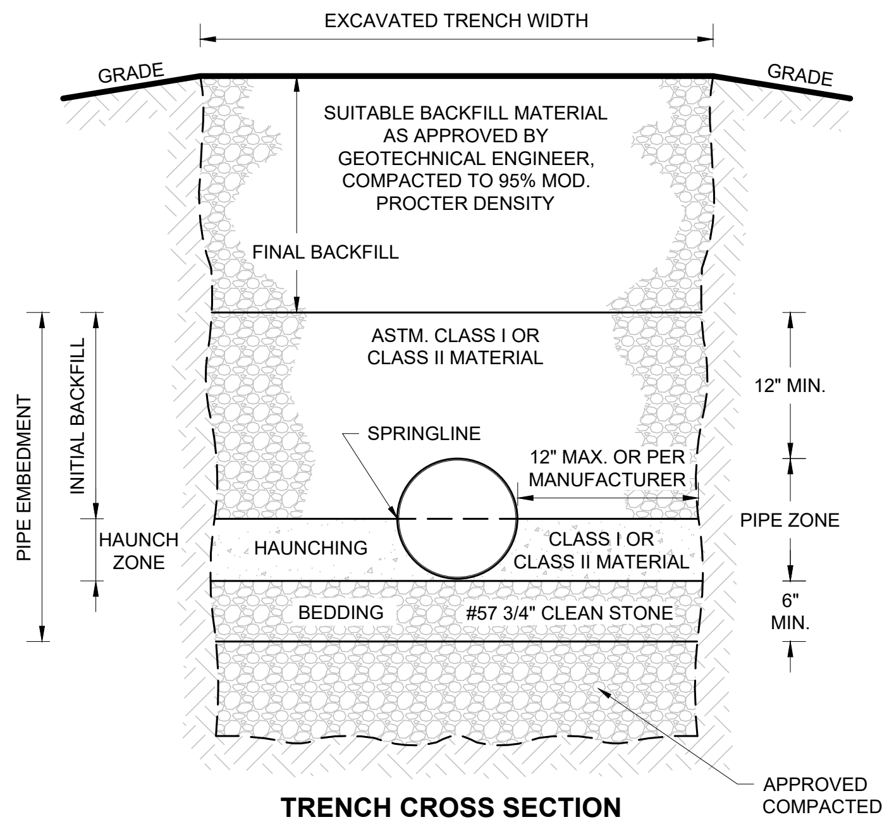
## 5 GRATED ROOF DRAIN CONNECTION LANDSCAPE AND PEDESTRIAN AREAS

NOT TO SCALE (NJ-U010304 - 01/2024)


CAMPBELL FND. Co. COVER & CIRCULAR FRAME #4155 OR APPROVED EQUIVALENT
PVC PLUG
GRADE
PERVIOUS PAVEMENT (SEE PERVIOUS PAVEMENT DETAIL)
6"
6"
24"
4,000 PSI CONCRETE ON MIN. 95% COMPACTED SUBGRADE
3/4" CLEAN STONE
4" PVC PIPE
COUPLING AS REQUIRED
PROVIDE REDUCER, AS REQUIRED
PVC TEE WYE (CLEANOUT)
FLOW
FLOW
UNDERDRAIN (SEE DRAINAGE PLAN)
UNDERDRAIN (SEE DRAINAGE PLAN)

## 6 INSPECTION PORT FOR PERVIOUS PAVEMENT SURFACES WITH UNDERDRAIN

NOT TO SCALE (NJ-U019908 - 01/2025)


EXCAVATED TRENCH WIDTH
GRADE
GRADE
SUITABLE BACKFILL MATERIAL AS APPROVED BY GEOTECHNICAL ENGINEER, COMPACTED TO 95% MOD. PROCTER DENSITY
FINAL BACKFILL
ASTM. CLASS I OR CLASS II MATERIAL
12" MIN.
SPRINGLINE
12" MAX. OR PER MANUFACTURER
PIPE EMBEDMENT
INITIAL BACKFILL
HAUNCH ZONE
HAUNCHING
CLASS I OR CLASS II MATERIAL
PIPE ZONE
BEDDING
#57 3/4" CLEAN STONE
6" MIN.
APPROVED COMPACTED SUBGRADE
TRENCH CROSS SECTION

NOTE:
1.THIS DETAIL FOR USE WITH PVC PIPES ONLY.
2. CLASS I - #5 OR #56 STONE; CLASS II - #57, #6 OR #67 STONE
3. CONTRACTOR TO INSTALL IN ACCORDANCE WITH MANUFACTURE REQUIREMENTS

## 7 STORM TRENCH FOR PVC PIPE

NOT TO SCALE (NJ-U050201 - 08/2023)

### GENERAL INLET NOTES

1. INLETS SHALL MEET H-25 LOADING.
2. INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE SOLID, CONCRETE BLOCK OR PRECAST CONCRETE. WALLS SHALL BE 8 INCHES THICK IF BRICK AND 6 INCHES THICK IF CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE. INLET FOUNDATIONS AND INVERTS SHALL BE CLASS B CONCRETE.
3. CORBELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF ½ INCH PER 8 INCHES OF HEIGHT; MAXIMUM CORBEL 6 INCHES PER WALL.
4. EXCEPT FOR INLETS TYPE A AND C, FOUNDATIONS AND INVERTS SHALL BE CONSTRUCTED IN TWO STAGES, AND THE BOTTOM OF THE FOOTINGS SHALL BE 8 INCHES BELOW THE OUTER WALL OF THE LOWEST PIPE IN THE INLET.
5. WHEN THE DEPTH OF AN INLET THAT IS NOT PRECAST EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, WALLS BELOW A DEPTH OF 8 FEET SHALL BE 12 INCHES THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATIONS SHALL NOT BE INCREASED.
6. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6 INCH THICK BED OF COMPACTED COARSE AGGREGATE SIZE NO. 57. THE COARSE AGGREGATE SHALL EXTEND 6 INCHES BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
7. CASTINGS FOR PRECAST INLETS SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12 INCHES MAXIMUM.
8. WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
9. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPES A, B, C, E, D-1, AND B MODIFIED:

| DEPTH BELOW TOP OF GRATE | HORIZONTAL REINF. | VERTICAL REINF. | WALL THK. |
|---|---|---|---|
| 0' TO 10'-0" | #4 @ 10" C.C. | #4 @ 18" C.C. | 6" |
| 10'-1" TO 15'-0" | #4 @ 8" C.C. | #4 @ 18" C.C. | 6" |
| 15'-1" TO 20'-0" | #4 @ 6" C.C. | #4 @ 18" C.C. | 6" |

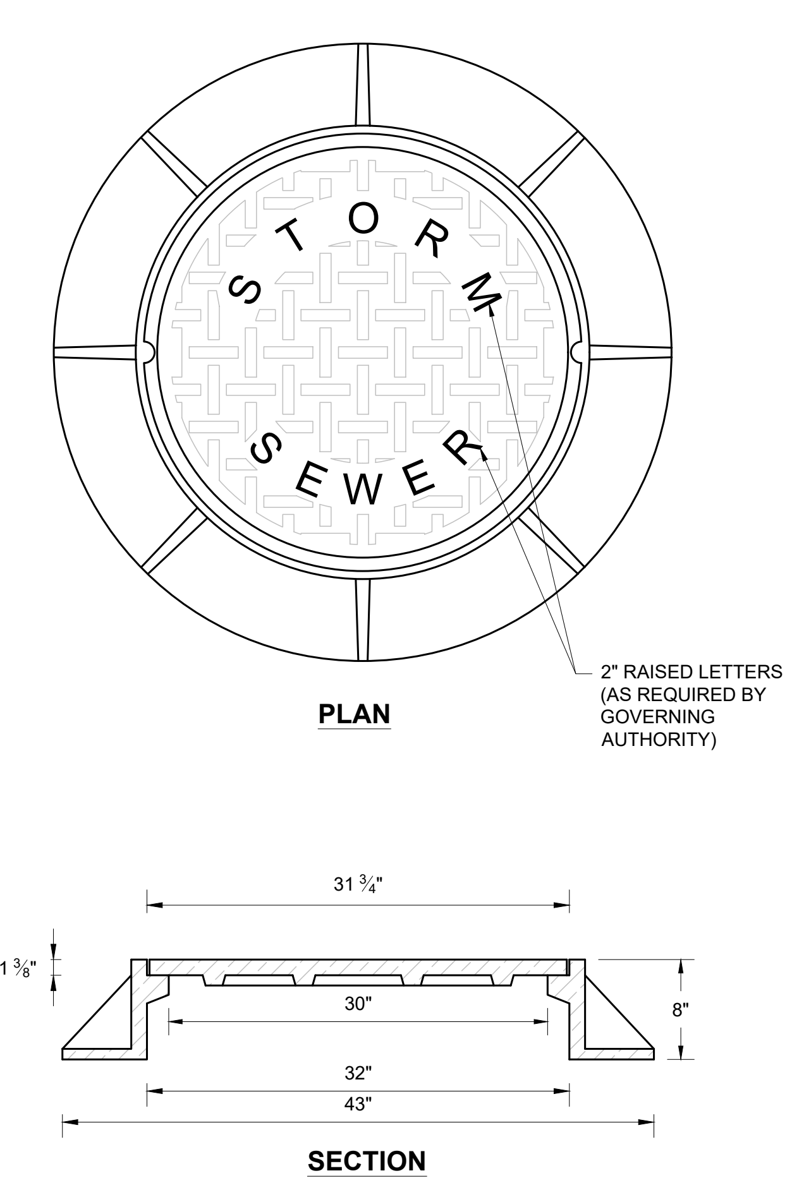
REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.

| ALTERNATE REINFORCEMENT DEPTH BELOW TOP OF GRATE | |
|---|---|
| 0' TO 10'-0" | WWF 3X6 W6 WIRES SPACED AT 3" TO RUN HORIZONTAL IN ALL CASES. |
| 10'1" TO 15'-0" | WWF 3X6 W6 ADD #10 BAR @ 18" HORIZONTAL. |
| 15'1" TO 20'-0" | WWF 3X6 ADD #10 BAR @ 9" HORIZONTAL OR ADD #13 BAR AT 15" HORIZONTAL. |

10. ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ITS AMENDMENTS.
11. FOR CAST IRON CLASS 30 B ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGIES AND PRODUCTS APPROVED PRODUCTS LIST.
12. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
13. A 2500 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
14. INSIDE DIMENSIONS OF STRUCTURES ARE NOMINAL AND ARE SUBJECT TO MODIFICATION BY PRE CASTER AS NECESSARY TO ACCOMMODATE ACTUAL PIPE SIZES AND ALIGNMENT. STRUCTURES LARGER THAN THAT SHOWN SHALL HAVE A SLAB TOP WHICH SHALL MEET THE SAME LOADING REQUIREMENTS AS THE FRAME.

## 8 GENERAL INLET NOTES

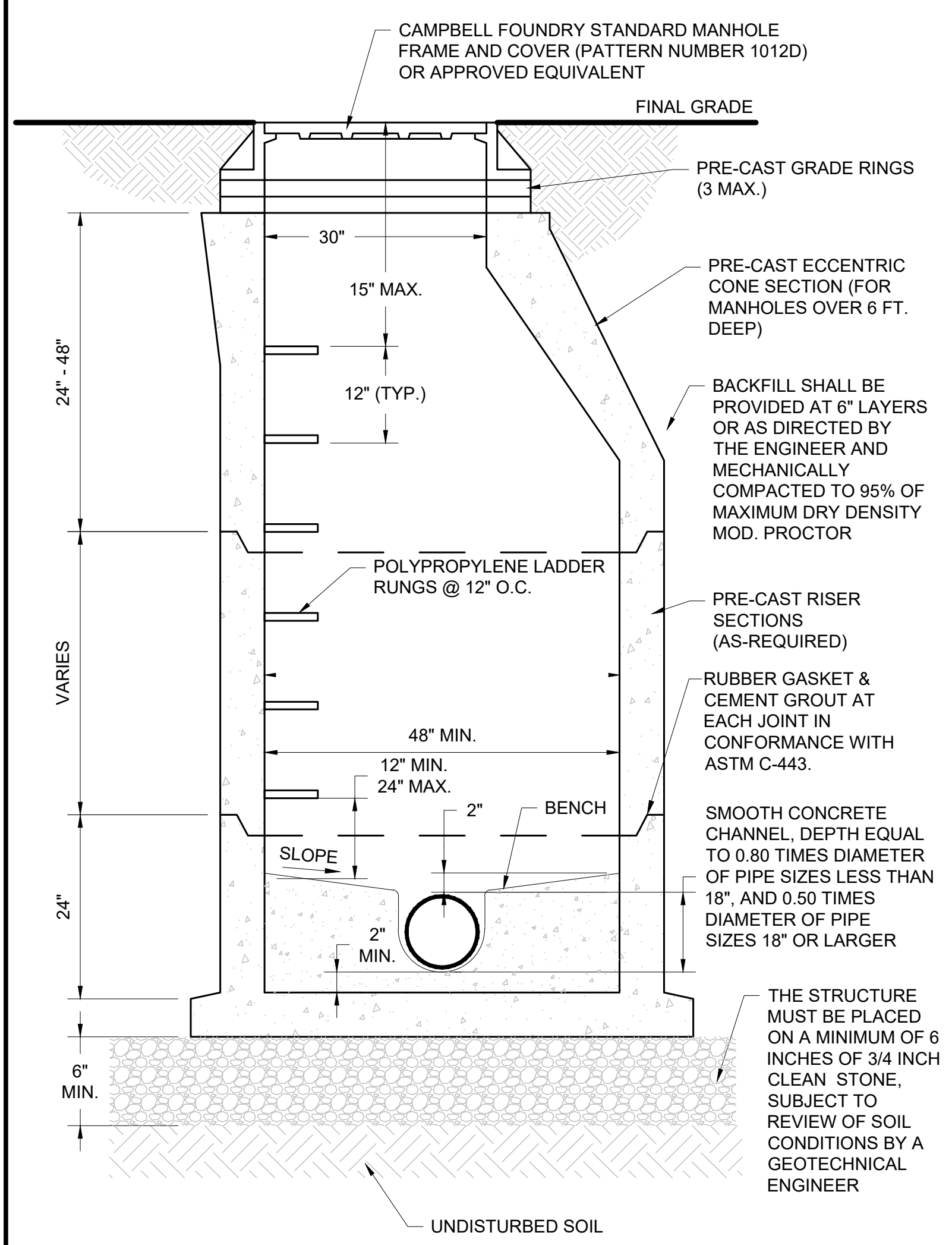
NOT TO SCALE (NJ-U010201 - 07/2023)



NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR SEWER AUTHORITY.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN #1012B, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.

## 9 STORM MANHOLE FRAME AND COVER

NOT TO SCALE (NJ-U010107 - 08/2023)


CAMPBELL FOUNDRY STANDARD MANHOLE FRAME AND COVER (PATTERN NUMBER 1012D) OR APPROVED EQUIVALENT
FINAL GRADE
PRE-CAST GRADE RINGS (3 MAX.)
30"
15" MAX.
PRE-CAST ECCENTRIC CONE SECTION (FOR MANHOLES OVER 6 FT. DEEP)
24" - 48"
12" (TYP.)
BACKFILL SHALL BE PROVIDED AT 6" LAYERS OR AS DIRECTED BY THE ENGINEER AND MECHANICALLY COMPACTED TO 95% OF MAXIMUM DRY DENSITY MOD. PROCTOR
POLYPROPYLENE LADDER RUNGS @ 12" O.C.
PRE-CAST RISER SECTIONS (AS-REQUIRED)
VARIES
RUBBER GASKET & CEMENT GROUT AT EACH JOINT IN CONFORMANCE WITH ASTM C-443.
48" MIN.
12" MIN.
24" MAX.
2"
BENCH
SLOPE
SMOOTH CONCRETE CHANNEL, DEPTH EQUAL TO 0.80 TIMES DIAMETER OF PIPE SIZES LESS THAN 18", AND 0.50 TIMES DIAMETER OF PIPE SIZES 18" OR LARGER
24"
2" MIN.
THE STRUCTURE MUST BE PLACED ON A MINIMUM OF 6 INCHES OF 3/4 INCH CLEAN STONE, SUBJECT TO REVIEW OF SOIL CONDITIONS BY A GEOTECHNICAL ENGINEER
6" MIN.
UNDISTURBED SOIL

NOTES:
1. THE STORM MANHOLE CONCRETE STRUCTURE MUST BE PRECAST CONCRETE TO MEET A MINIMUM OF HS-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A LEAK-PROOF JOINT.
2. THE INLET FRAME AND GRATE/COVER SHALL BE CAMPBELL FOUNDRY PATTERN NO. 1012D, OR APPROVED EQUAL.
3. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
4. SUITABLE EXCAVATED SOIL MAY BE USED AS BACKFILL IN NON-STRUCTURALLY SUPPORTING AREAS OR AS DIRECTED BY THE MUNICIPAL ENGINEER. AREAS SUPPORTING ANY STRUCTURE SHALL BE BACKFILLED USING DENSE GRADED AGGREGATE OR AS DIRECTED BY THE ENGINEER.
5. THE INSIDE DIAMETER IS A MINIMUM DIMENSION. INSIDE DIAMETER TO BE ADJUSTED AS NECESSARY TO ACCOMMODATE STORM PIPE SIZES AND ALIGNMENT.

## 10 STORM MANHOLE

NOT TO SCALE (NJ-U010105 - 08/2023)

### Ordering Information

The order codes below represent specific product configurations. Other product options are available. Please contact ChargePoint Sales for information and order codes.

#### Hardware

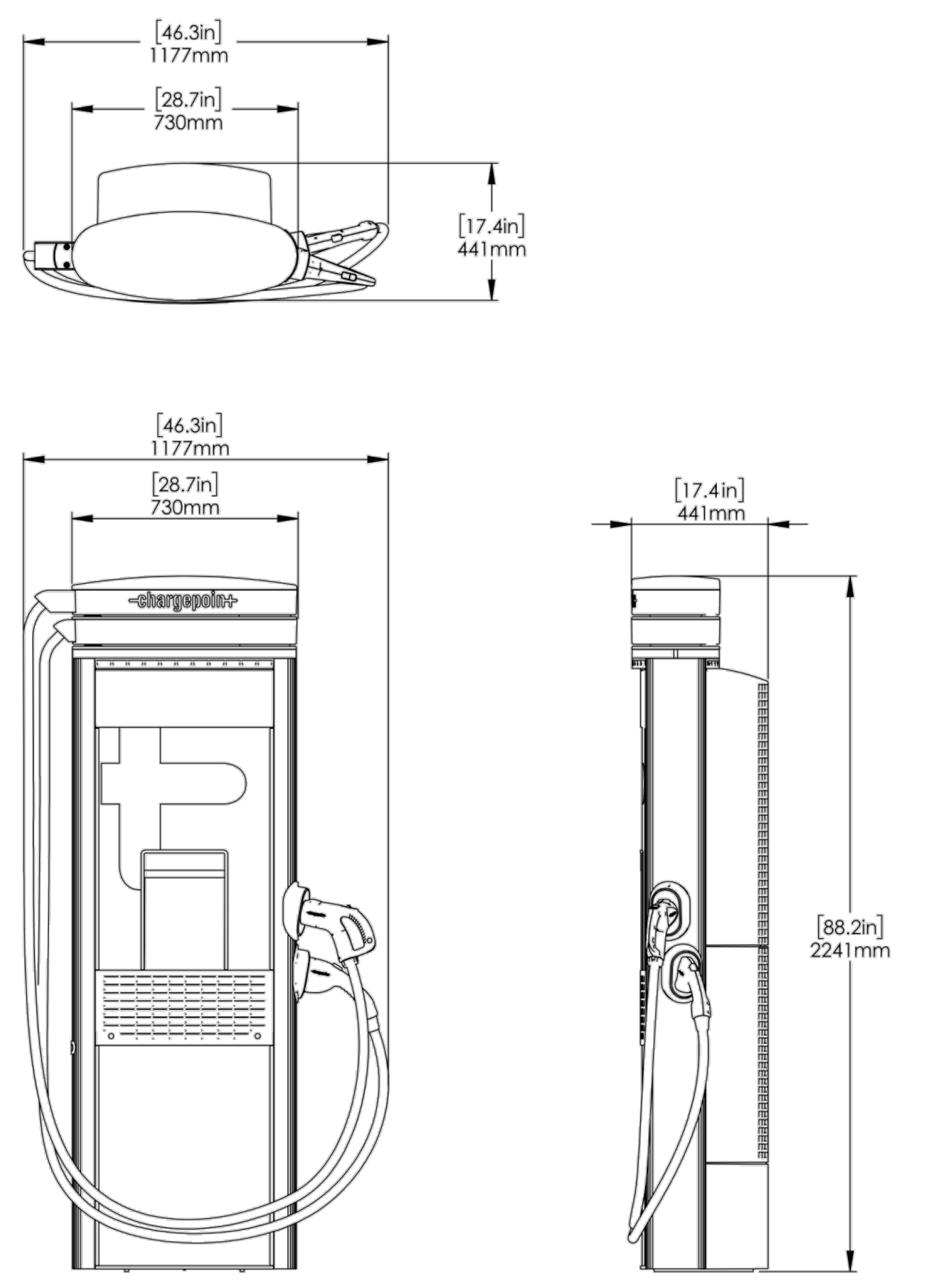
| Description | | Order Code |
|---|---|---|
| Model | Express 250 Station includes 2x Power Modules, 1x CCS1 cable, 1x CHAdeMO cable | CPE250C-625-CCS1-200A-CHD |
| | Express 250 Station includes 2x Power Modules, 1x CCS1 cable, 1x CHAdeMO cable, Buy America FTA Compliant | CPE250C-625-CCS1-200A-CHD-FTA |
| | Express 250 Station includes 2x Power Modules, 1x CCS1 cable, 1x CHAdeMO cable, Buy America FTA Compliant, Mounted on a dolly with a power receptacle | CPE250C-625-CCS1-200A-CHD-NA-MOBILE-FTA |

| Description | | Order Code |
|---|---|---|
| NACS Hardware Upgrade Kit | Hardware to convert a CHAdeMO cable to a NACS cable or replace an existing NACS cable for an Express 250 station | CPE250-CABLE-NACS-KIT |
| NACS Hardware Upgrade Kit with a Cut Resistant Cable | Hardware to convert a CHAdeMO cable to a cut resistant NACS cable or replace an existing cut resistant NACS cable for an Express 250 station | CPE250-CABLE-NACS-CR-KIT |
| Cut Resistant CCS Cable | Hardware to upgrade a CCS cable with a cut resistant CCS cable or replace an existing cut resistant CCS cable for an Express 250 station | CPE250-CABLE-CCS1-200A-CR |

ChargePoint, Inc. reserves the right to alter product offerings and specifications at any time without notice and is not responsible for typographical or graphical errors that may appear in this document.

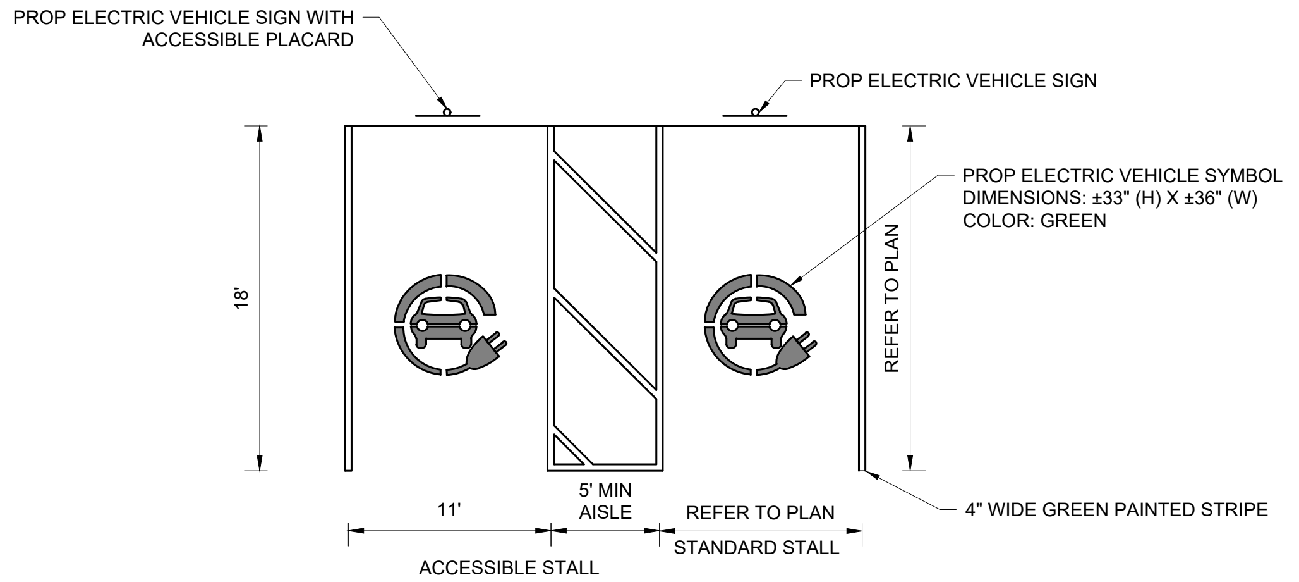
### Architectural Drawings

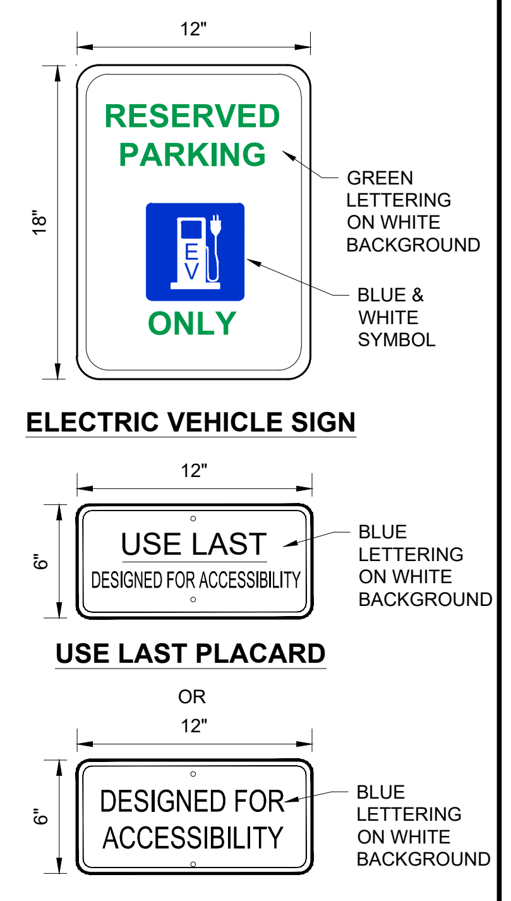
Note: Images are not to scale. Measurements appear in metric units (mm), followed by imperial equivalents (inches).



## 11 ELECTRIC VEHICLE CHARGING STATION DETAIL

NOT TO SCALE (SOURCE: CHARGEPOINT)


PROP ELECTRIC VEHICLE SIGN WITH ACCESSIBLE PLACARD
PROP ELECTRIC VEHICLE SIGN
PROP ELECTRIC VEHICLE SYMBOL DIMENSIONS: ±33" (H) X ±36" (W) COLOR: GREEN
18'
REFER TO PLAN
11'
5' MIN AISLE
REFER TO PLAN
4" WIDE GREEN PAINTED STRIPE
ACCESSIBLE STALL
STANDARD STALL


12"
18"
RESERVED PARKING
E V
ONLY
GREEN LETTERING ON WHITE BACKGROUND
BLUE & WHITE SYMBOL
ELECTRIC VEHICLE SIGN
12"
6"
USE LAST
DESIGNED FOR ACCESSIBILITY
BLUE LETTERING ON WHITE BACKGROUND
USE LAST PLACARD
OR
12"
6"
DESIGNED FOR ACCESSIBILITY
BLUE LETTERING ON WHITE BACKGROUND
DESIGNED FOR ACCESSIBILITY PLACARD

NOTES:
1. THE LAYOUT AND NUMBER OF PARKING SPACES VARIES. REFER TO PLAN FOR LOCATION AND CONFIGURATION.
2. STALL DIMENSIONS ARE MEASURED TO THE CENTERLINE OF THE PAINTED STRIPE.
3. REFER TO PLAN FOR EV EQUIPMENT PLACEMENT AND PROTECTION.
4. THE LOWEST SIGN SHALL BE MOUNTED APPROXIMATELY 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PARALLEL TO SIDEWALK AND APPROXIMATELY 84" ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK OR IN AN AREA OF PEDESTRIAN CIRCULATION.

## 12 ELECTRIC VEHICLE CHARGING PARKING STRIPING AND SIGNAGE (SYMBOL ONLY)

NOT TO SCALE (BE-S050202 - 04/2024)

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

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| | |
|---|---|
| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-CNDS |

PROJECT:

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

**BOHLER**™
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
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Phone: (908) 668-8300
Fax: (908) 754-4401
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NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

**T. LAM**
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

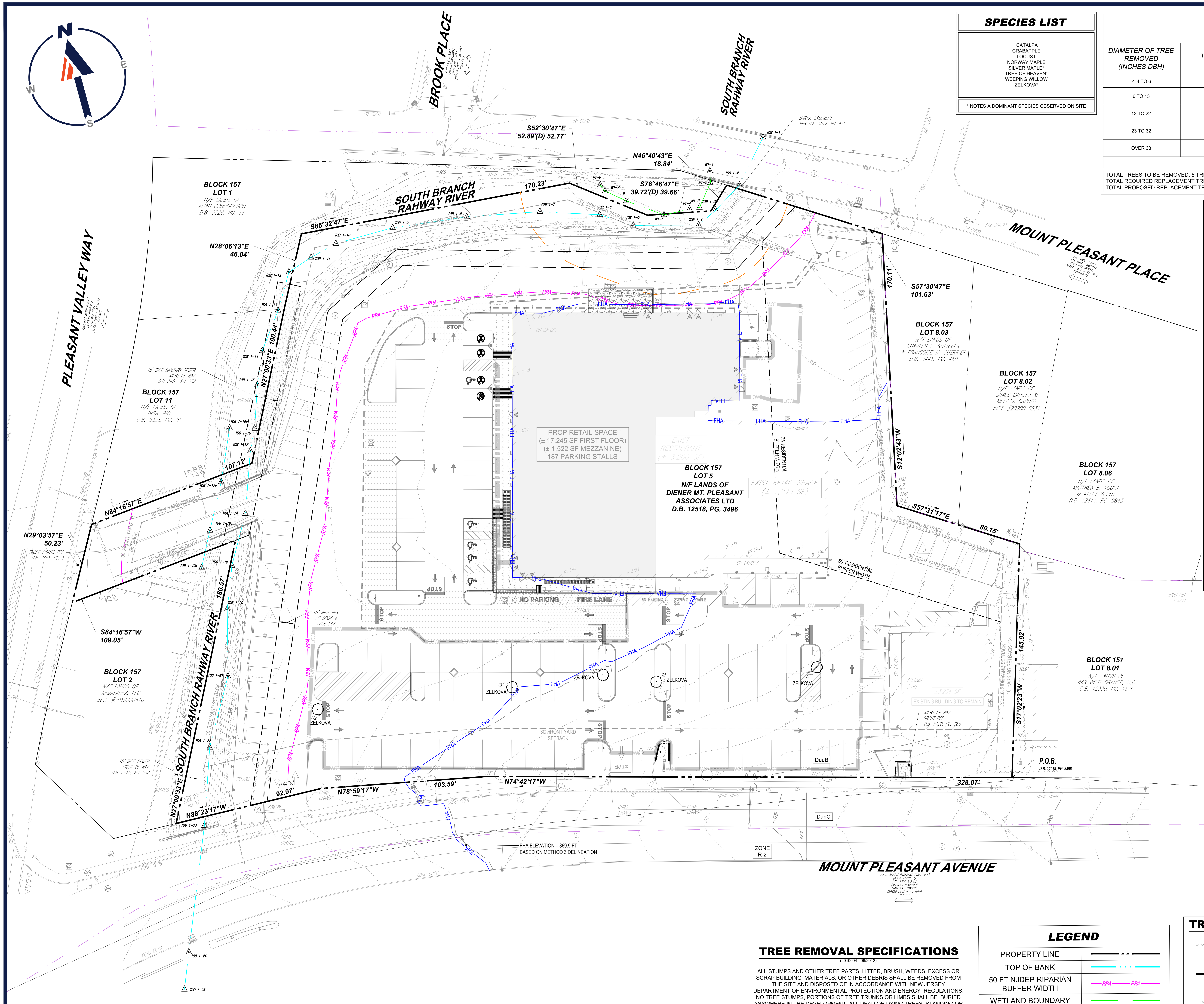
**DETAIL SHEET B**

SHEET NUMBER:

**C-902**

REVISION 1 - 09/17/2025

Sep 24, 2025
G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-NJA230139.00-1A----->LAYOUT: C-902 DETL
TH


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
MOUNT PLEASANT PLACE
PLEASANT VALLEY WAY
MOUNT PLEASANT AVENUE
(A.K.A. MOUNT PLEASANT TURN PIKE)
(A.K.A. ROUTE 1)
(66' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(SPEED LIMIT = 40 MPH)
(STATE)
BLOCK 157 LOT 1 N/F LANDS OF ALIAN CORPORATION D.B. 5328, PG. 88
BLOCK 157 LOT 11 N/F LANDS OF IMSA, INC. D.B. 5328, PG. 91
BLOCK 157 LOT 2 N/F LANDS OF ARMALADEX, LLC INST. #2019000516
BLOCK 157 LOT 5 N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD D.B. 12518, PG. 3496
BLOCK 157 LOT 8.03 N/F LANDS OF CHARLES E. GUERRIER & FRANCOISE M. GUERRIER D.B. 5441, PG. 469
BLOCK 157 LOT 8.02 N/F LANDS OF JAMES CAPUTO & MELISSA CAPUTO INST. #2020045831
BLOCK 157 LOT 8.06 N/F LANDS OF MATTHEW B. YOUNT & KELLY YOUNT D.B. 12414, PG. 9843
BLOCK 157 LOT 8.01 N/F LANDS OF 449 WEST ORANGE, LLC D.B. 12330, PG. 1676
PROP RETAIL SPACE
(± 17,245 SF FIRST FLOOR)
(± 1,522 SF MEZZANINE)
187 PARKING STALLS
EXIST RETAIL SPACE (± 7,893 SF)
NO PARKING
FIRE LANE
STOP
ZELKOVA
S52°30'47"E 52.89'(D) 52.77'
N46°40'43"E 18.84'
S78°46'47"E 39.72'(D) 39.66'
170.23'
S85°32'47"E
N28°06'13"E 46.04'
N27°00'33"E 100.44'
107.12'
N84°16'57"E
N29°03'57"E 50.23'
S84°16'57"W 109.05'
180.57'
N27°00'33"E
92.97'
N88°23'17"W
N78°59'17"W
103.59'
N74°42'17"W
328.07'
S17°02'23"W
145.92'
80.15'
S57°31'17"E
S12°02'43"W
S57°30'47"E 101.63'
170.11'
P.O.B.
75' RESIDENTIAL BUFFER WIDTH
50' RESIDENTIAL BUFFER WIDTH
30' FRONT YARD SETBACK
30' REAR YARD SETBACK
10' SIDE YARD SETBACK
FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION
ZONE R-2
IRON PIN FOUND

## SPECIES LIST

CATALPA
CRABAPPLE
LOCUST
NORWAY MAPLE
SILVER MAPLE*
TREE OF HEAVEN*
WEEPING WILLOW
ZELKOVA*

* NOTES A DOMINANT SPECIES OBSERVED ON SITE

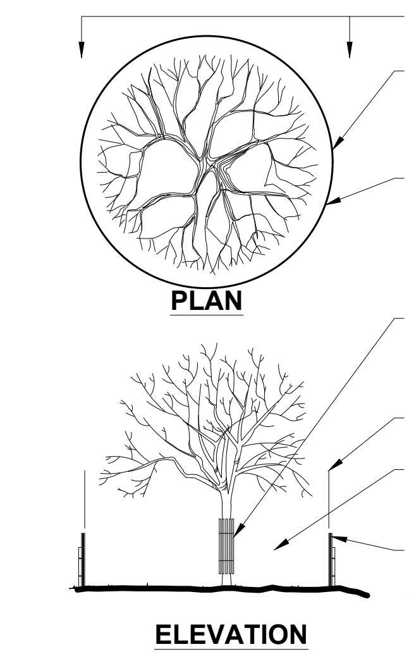
## TREE REMOVAL CALCULATIONS (§28-8 TREE REPLACEMENT)

| DIAMETER OF TREE REMOVED (INCHES DBH) | TREES TO BE REMOVED | TREE REPLACEMENT REQUIREMENT | REPLACEMENT TREES REQUIRED (4" CAL.) | REPLACEMENT TREES PROVIDED |
|---|---|---|---|---|
| < 4 TO 6 | 0 | 1 TREE @2.5 CAL. | 0 | 0 |
| 6 TO 13 | 5 | 2 TREES @ 2.5" CAL. OR<br>4 TREES @ 4" CAL. | 10 | 10 |
| 13 TO 22 | 0 | 3 TREES @ 2.5" CAL. OR<br>6 TREES @ 4" CAL. | 0 | 0 |
| 23 TO 32 | 0 | 4 TREES @ 2.5" CAL. OR<br>8 TREES @ 4" CAL. | 0 | 0 |
| OVER 33 | 0 | 5 TREES @ 2.5" CAL. OR<br>10 TREES @ 4" CAL. | 0 | 0 |
| | | | TOTAL: | 10 |

TOTAL TREES TO BE REMOVED: 5 TREES
TOTAL REQUIRED REPLACEMENT TREES @4 INCH CALIPER: 10
TOTAL PROPOSED REPLACEMENT TREES: 10 TREES

## COMPLIANCE CHART

| SECTION | REQUIREMENT | CALCULATIONS | COMPLIANCE |
|---|---|---|---|
| CHAPTER 28. ENVIRONMENTAL PROTECTION<br>ARTICLE I. TREE PROTECTION, REMOVAL, AND REPLACEMENT<br>E. DEVELOPMENT APPLICATIONS | PRESERVE FIFTY (50%) PERCENT OF THE TREE CANOPY ON EACH DEVELOPED LOT, AND SEVENTY (70%) PERCENT ON ANY UNDEVELOPED LOT. | A TOTAL OF (5) PARKLING LOT TREES ARE PROPOSED TO BE REMOVED. ALL OTHER TREES ON-SITE ARE PROPOSED TO REMAIN INCLUDING 6 PARKING LOT/STREET TREES AND EXISTING WOODED AREA ALONG THE SOUTH BRANCH RAHWAY RIVER. | COMPLIES |
| | COMPLY WITH ALL PROHIBITIONS AND PROCEDURES LISTED IN THIS ARTICLE INCLUDING BUT NOT LIMITED TO, PROVIDING THE TOWNSHIP FORESTER AND LAND USE BOARD WITH A REPORT FROM A QUALIFIED TREE EXPERT OUTLINING THE REASONS STATED FOR THE REMOVAL OF TREE(S) ON THE LOT, A TREE REPLACEMENT PLAN, AND RESPONSE FROM THE TOWNSHIP FORESTER OUTLINING THEIR APPROVAL OR DISAPPROVAL OF THE TREE REMOVAL APPLICATION. | FIVE (5) PARKING LOT TREES ARE PROPOSED FOR REMOVAL TO FACILITATE THE RECONSTRUCTION OF THE EXISTING PARKING LOT. DUE TO LAND DISTURBANCE AND GRADING, PRESERVATION OF THESE TREES IS NOT PRACTICABLE.<br>A WRITTEN REPORT BY A QUALIFIED TREE EXPERT WILL BE PROVIDED TO THE FORESTER AND LAND USE BOARD AS A CONDITION OF APPROVAL. | WIILL COMPLY |
| | INSTALL PROTECTIVE FENCING AROUND THE REMAINING TREES AND ENSURE THE PROVISIONS OF SECTION 28-4C ARE COMPLIED WITH. | TREE PROTECTION FENCING HAS BEEN PROPOSED. | COMPLIES |
| | OBTAIN A WRITTEN REPORT INDICATING THAT THE TOWNSHIP ENGINEER OR HIS/HER DESIGNEE(S) HAS INSPECTED THE SITE AND CERTIFIED THAT ALL SOIL EROSION AND SEDIMENT CONTROLS AND STORMWATER RUNOFF CONTROLS REQUIRED BY THIS ARTICLE AND APPLICABLE LAWS HAVE BEEN INSTALLED AND COMPLETED. | APPLICANT TO PROVIDE WRITTEN REPORT AS REQUIRED. AS A CONDITION OF APPROVAL. | WILL COMPLY |
| | SPECIFY THAT NO TREES MAY BE REMOVED UNTIL AFTER INSTALLATION OF STORMWATER RUNOFF CONTROLS | NO TREE REMOVAL SHALL TAKE PLACE UNTIL REQUIRED CONTROLS ARE INSTALLED. | WILL COMPLY |
| | PROVIDE WRITTEN NOTICE TO THE TOWNSHIP FORESTER AND THE LAND USE BOARD NOT LESS THAN FOURTEEN (14) DAYS BEFORE ANY PLANNED TREE REMOVAL. | APPLICANT SHALL PROVIDE WRITTEN NOTICE TO THE TOWNSHIP FORESTER AND THE LAND USE BOARD NO LESS THAN FOURTEEN (14) DAYS BEFORE ANY PLANNED TREE REMOVAL. | WILL COMPLY |
| | ENSURE THE TOWNSHIP FORESTER SHALL BE ONSITE DURING ALL TREE REMOVAL AND REPLACEMENT ACTIVITIES IN CONNECTION WITH THE DEVELOPMENT APPLICATION. | APPLICANT TO ENSURE TOWNSHIP FORESTER TO BE ON-SITE FOR ANY TREE REMOVAL AND REPLACEMENT ACTIVITIES AND OBTAIN WRITTEN DOCUMENTATION OF COMPLIANCE. | WILL COMPLY |
| | ALL PARKING LOT OWNERS SHALL MAINTAIN TREES IN COMPLIANCE WITH TOWNSHIP CODE SUBSECTION 25-12.1O AND SHALL CREATE 50% SHADE IN THE PARKING LOTS WITHIN TWENTY-FIVE (25) YEARS. | REFER TO LANDSCAPE PLAN FOR PROPOSED TREE PLANTINGS. | COMPLIES |



AREA OF SITE CONSTRUCTION

TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW PROTECTED ROOT ZONE (PRZ) OR PROPOSED LIMITS OF DISTURBANCE.

4' HIGH WOOD & WIRE SNOW FENCE W/WOOD STAKES AT A MAXIMUM OF 8' ON CENTER. AS AN OPTION, ORANGE/FLUORESCENT HIGH-DENSITY "VISI-FENCE" OR APPROVED EQUAL CAN BE USED.

WOOD & WIRE SNOW FENCE USED AS TREE GUARD TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT. BOARDS WILL NOT BE NAILED TO TREES.

PROTECTED ROOT ZONE (PRZ) OR CRITICAL ROOT RADIUS (CRR)

AREA WITHIN THE PROTECTED ROOT ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION.

6' WOOD OR STEEL FENCE POSTS AT 8' MAXIMUM CENTER TO CENTER (MINIMUM 2' BELOW GRADE).

PROTECTED ROOT ZONE (PRZ) MEASUREMENT:
- USE 1.5 X DBH FOR OLD UNHEALTHY, OR SENSITIVE SPECIES
- USE 1.0 X DBH FOR YOUNGER, HEALTHY TOLERANT SPECIES

- MEASURE DBH IN INCHES. EXPRESS THE RESULT IN FEET TO GET THE PRZ DIAMETER
- DBH = DIAMETER AT BREAST HEIGHT OR 4.5 FEET ABOVE GRADE

- FOLLOW THE "STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION" PER THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", CURRENT EDITION.

## 1 TREE PROTECTION DURING SITE CONSTRUCTION

NOT TO SCALE (NJ-O030201 - 08/2023)

## TREE REMOVAL SPECIFICATIONS

(L010004 - 06/2012)

ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY REGULATIONS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE, UNLESS THEY ARE WITHIN A WOODED AREA. IF TREES AND LIMBS ARE REDUCED TO CHIPS, THEY MAY BE SUBJECT TO APPROVAL BY THE APPROPRIATE TOWNSHIP OFFICIALS IN ORDER TO BE UTILIZED AS MULCH WITHIN LANDSCAPE AREAS. SHOULD TOWNSHIP APPROVAL NOT BE REQUIRED, THE CHIPS STILL MUST BE TREATED WITH A HIGH NITROGEN, LIQUID FERTILIZER AND/OR ALLOWED TO AGE PRIOR TO BEING USED WITHIN A PLANTING BED AREA.

## LEGEND

| | |
|---|---|
| PROPERTY LINE | ——— - - ——— |
| TOP OF BANK | ——— · · · ——— |
| 50 FT NJDEP RIPARIAN BUFFER WIDTH | ——RPA——RPA—— |
| WETLAND BOUNDARY | ——— · · ——— |
| 50 FT WETLAND BUFFER WIDTH | ———   ——— |
| FHA ELEVATION (BASED ON METHOD 3 DELINEATION) | ——— FHA ——— |

## TREE REMOVAL KEY

EXISTING TREELINE TO REMAIN

——LOD——LOD——LOD——
LIMIT OF DISTURBANCE

X" EXISTING DECIDUOUS TREE TO REMAIN

X" EXISTING DECIDUOUS TREE TO BE REMOVED

**THIS PLAN TO BE UTILIZED FOR TREE REMOVAL & REPLACEMENT PURPOSES ONLY.**

**REFER TO THE LANDSCAPE PLAN FOR PROPOSED TREE LOCATIONS.**

**NOTED TREE SPECIES WERE OBSERVED PER A SITE VISIT CONDUCTED BY BOHLER ON 07/29/2025.**

**REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

30 15 7.5 0 30
SCALE: 1" = 30'

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## REVISIONS

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|---|---|---|---|
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| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-TREM |

PROJECT:

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

PROPOSED RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

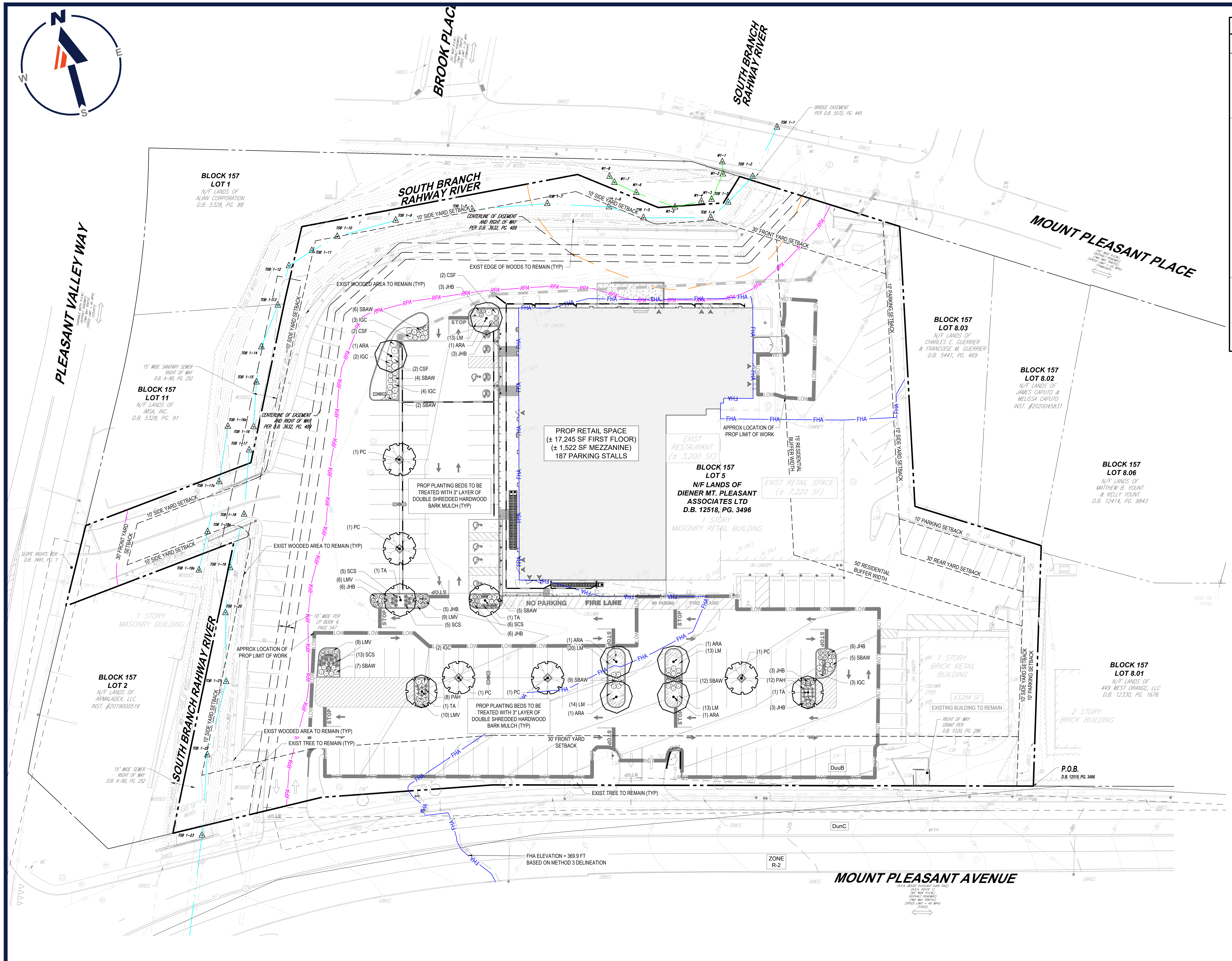
SHEET TITLE:

**TREE REMOVAL PLAN**

SHEET NUMBER:

**L-101**

REVISION 1 - 09/17/2025


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
SOUTH BRANCH RAHWAY RIVER
MOUNT PLEASANT PLACE
PLEASANT VALLEY WAY
SOUTH BRANCH RAHWAY RIVER
MOUNT PLEASANT AVENUE
BLOCK 157 LOT 1 N/F LANDS OF ALAN CORPORATION D.B. 5328, PG. 88
BLOCK 157 LOT 11 N/F LANDS OF IMSA, INC. D.B. 5328, PG. 91
BLOCK 157 LOT 2 N/F LANDS OF ARMALADEX, LLC INST. #2019000516
BLOCK 157 LOT 8.03 N/F LANDS OF CHARLES E. GUERRIER & FRANCOISE M. GUERRIER D.B. 5441, PG. 469
BLOCK 157 LOT 8.02 N/F LANDS OF JAMES CAPUTO & MELISSA CAPUTO INST. #2020045831
BLOCK 157 LOT 8.06 N/F LANDS OF MATTHEW B. YOUNT & KELLY YOUNT D.B. 12414, PG. 9843
BLOCK 157 LOT 8.01 N/F LANDS OF 449 WEST ORANGE, LLC D.B. 12330, PG. 1676
BLOCK 157 LOT 5 N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD D.B. 12518, PG. 3496
PROP RETAIL SPACE (± 17,245 SF FIRST FLOOR) (± 1,522 SF MEZZANINE) 187 PARKING STALLS
EXIST RESTAURANT (± 3,200 SF)
EXIST RETAIL SPACE (± 7,220 SF)
1 STORY MASONRY RETAIL BUILDING
1 STORY MASONRY BUILDING
1 STORY BRICK RETAIL BUILDING
±3,254 SF
EXISTING BUILDING TO REMAIN
2 STORY BRICK BUILDING
PROP PLANTING BEDS TO BE TREATED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH (TYP)
EXIST EDGE OF WOODS TO REMAIN (TYP)
EXIST WOODED AREA TO REMAIN (TYP)
EXIST TREE TO REMAIN (TYP)
APPROX LOCATION OF PROP LIMIT OF WORK
CENTERLINE OF EASEMENT AND RIGHT OF WAY PER D.B. 3632, PG. 489
BRIDGE EASEMENT PER D.B. 5572, PG. 445
15' WIDE SANITARY SEWER RIGHT OF WAY D.B. A-80, PG. 252
15' WIDE SEWER RIGHT OF WAY D.B. A-80, PG. 252
10' WIDE PER LP BOOK 4, PAGE 547
SLOPE RIGHTS PER D.B. 3491, PG. 1
RIGHT OF WAY GRANT PER D.B. 5120, PG. 286
10' SIDE YARD SETBACK
30' FRONT YARD SETBACK
30' REAR YARD SETBACK
10' PARKING SETBACK
20' FRONT YARD SETBACK
75' RESIDENTIAL BUFFER WIDTH
50' RESIDENTIAL BUFFER WIDTH
NO PARKING
FIRE LANE
STOP
FHA ELEVATION = 369.9 FT BASED ON METHOD 3 DELINEATION
ZONE R-2
P.O.B. D.B. 12518, PG. 3496
DuuB
DunC
(2) CSF
(3) JHB
(6) SBAW
(3) IGC
(2) CSF
(1) ARA
(2) IGC
(13) LM
(1) ARA
(3) JHB
(2) CSF
(4) SBAW
(4) IGC
(2) SBAW
(1) PC
(1) PC
(1) TA
(5) SCS
(6) LMV
(6) JHB
(5) JHB
(9) LMV
(5) SCS
(5) SBAW
(1) TA
(6) SCS
(6) JHB
(9) LMV
(13) SCS
(7) SBAW
(2) IGC
(8) PAH
(1) TA
(10) LMV
(1) PC
(1) PC
(1) ARA
(20) LM
(9) SBAW
(14) LM
(1) ARA
(1) ARA
(13) LM
(12) SBAW
(13) LM
(1) ARA
(1) PC
(3) JHB
(12) PAH
(1) TA
(3) JHB
(6) JHB
(5) SBAW
(3) IGC

## COMPLIANCE CHART

| SECTION | REQUIREMENT | CALCULATIONS | COMPLIANCE |
|---|---|---|---|
| CHAPTER 25<br>LAND USE REGULATIONS<br>ARTICLE I<br>GENERAL DEVELOPMENT REGULATIONS<br>8.15<br>UTILITY SCREENING | IN ALL DISTRICTS, UTILITY BOXES AND OTHER GROUND LEVEL UTILITY STRUCTURES SHALL BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR, WHILE PERMITTING ACCESS BY THE UTILITY COMPANY. SUCH PROVISION SHOULD BE REFLECTED IN THE LANDSCAPE PLAN PORTION OF ALL PRELIMINARY AND FINAL SITE PLANS. | NO ABOVEGROUND UTILITY BOXES HAVE BEEN PROPOSED | NOT APPLICABLE |
| CHAPTER 25<br>LAND USE REGULATIONS<br>ARTICLE I<br>GENERAL DEVELOPMENT REGULATIONS<br>12.1<br>GENERAL PROVISIONS FOR OFF-STREET PARKING | ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE 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. | EXISTING VEGETATION ALONG THE PERIMETER OF THE SITE TO REMAIN PROVIDING ADEQAUTE SCREENING OF PARKING AREAS. | EXISTING NON CONFORMITY |
| | LANDSCAPED PLANS SHALL BE SUBMITTED FOR DETAILED PLANTING WITHIN THE PARKING AREA. IN PARKING AREAS WITH 30 OR MORE PARKING SPACES, THERE SHALL BE A MINIMUM OF ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH 10 PARKING STALLS, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA. THE MAXIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 20 SPACES, AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF EIGHT FEET SHALL BE PROVIDED. | TOTAL PROPOSED PARKING : 125 SPACES<br>REQURED: 125 / 10 = 12.5 TREES OR 13 TREES<br>PROPOSED: 14 TREES | COMPLIES |
| CHAPTER 25<br>LAND USE REGULATIONS<br>ARTICLE I<br>GENERAL DEVELOPMENT REGULATIONS<br>12.3<br>LOADING SPACES | PARKING AREAS AND OFF-STREET TRUCK-LOADING SPACES SHALL BE SUITABLY PAVED, DRAINED, LIGHTED, APPROPRIATELY PLANTED AND FENCED FOR THE PROTECTION OF ADJACENT PROPERTIES IN ACCORDANCE WITH SPECIFICATIONS OF THE TOWNSHIP, AND SHALL BE ARRANGED FOR CONVENIENT INGRESS, EGRESS AND SAFETY OF VEHICLES AND PEDESTRIANS. THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION BY THE OWNER. | EXISTING VEGETATION ALONG THE PERIMETER OF THE SITE TO REMAIN PROVIDING ADEQAUTE SCREENING OF PARKING AND LOADING AREAS. | COMPLIES |

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| PC | 5 | PRUNUS SARGENTII 'COLUMNARIS' | COLUMNAR SARGENT CHERRY | 4" CAL. | | |
| CANOPY TREES | | | | | | |
| ARA | 6 | ACER RUBRUM `ARMSTRONG` | ARMSTRONG RED MAPLE | 4" CAL. | B&B | |
| TA | 4 | TILIA AMERICANA | AMERICAN LINDEN | 4" CAL. | B&B | |
| SHRUBS | | | | | | |
| CSF | 6 | CORNUS SERICEA `FLAVIRAMEA` | YELLOW TWIG DOGWOOD | 30-36" | B&B | |
| IGC | 14 | ILEX GLABRA `COMPACTA` | COMPACT INKBERRY | 30-36" | CONTAINER | |
| JHB | 35 | JUNIPERUS HORIZONTALIS `BAR HARBOR` | BAR HARBOR CREEPING JUNIPER | 15-18" SPRD | CONTAINER | |
| SBAW | 50 | SPIRAEA X BUMALDA `ANTHONY WATERER` | ANTHONY WATERER SPIRAEA | 24-30" | CONTAINER | |
| GRASSES | | | | | | |
| PAH | 20 | PENNISETUM ALOPECUROIDES `HAMELN` | HAMELN FOUNTAIN GRASS | 1 GAL. | CONTAINER | |
| SCS | 29 | SCHIZACHYRIUM SCOPARIUM | LITTLE BLUESTEM GRASS | 1 GAL. | CONTAINER | |
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| PERENNIALS | | | | | | |
| LM | 73 | LIRIOPE MUSCARI 'BIG BLUE' | BIG BLUE LILYTURF | 1 GAL. | CONTAINER | 24" o.c. |
| LMV | 34 | LIRIOPE MUSCARI 'VARIEGATA' | VARIEGATED LILYTURF | 2 GAL. | CONTAINER | 24" o.c. |

## OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

**REFER TO LANDSCAPE NOTES & DETAILS SHEET**

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

30 15 7.5 0 30
SCALE: 1" = 30'

**BOHLER**
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NJA230139.00-1A
DRAWN BY: CRA / TGH
CHECKED BY: TXL
DATE: 08/14/2025
CAD I.D.: P-CIVL-LSCP

PROJECT:

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

**BOHLER**
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

**M. F. DWYER**
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00120900

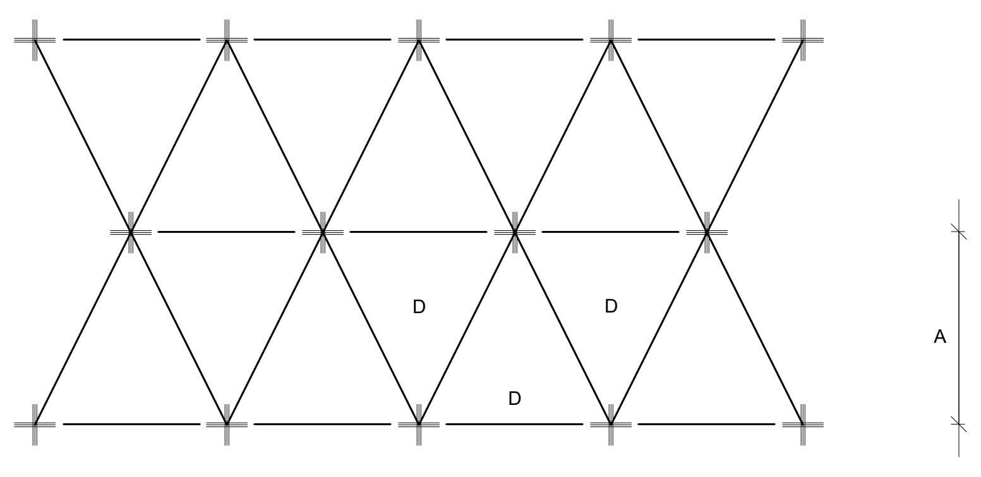
SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

**L-201**

REVISION 1 - 09/17/2025



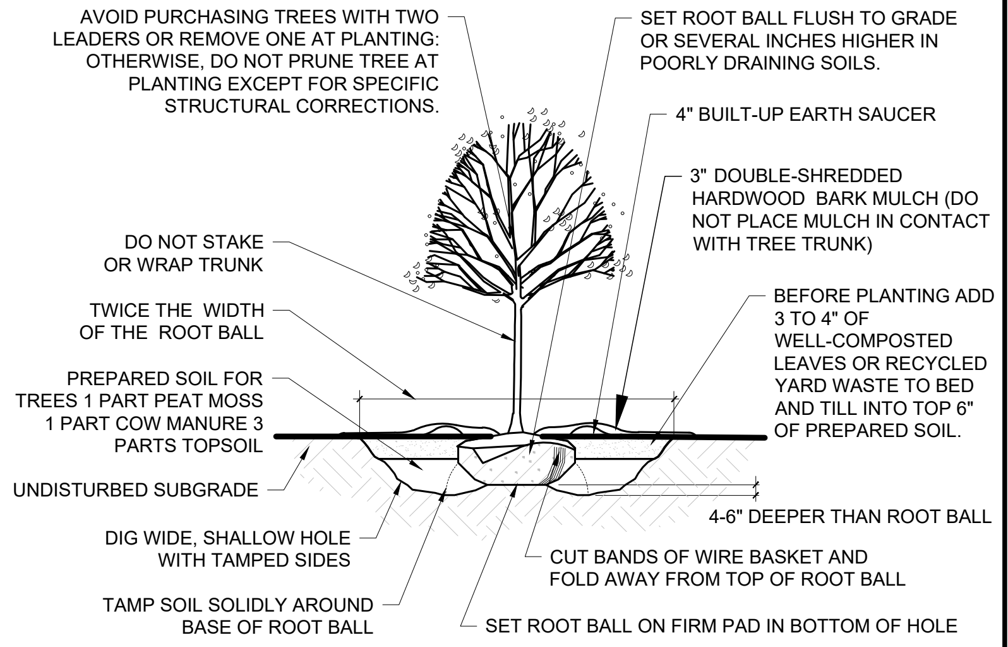
| SPACING "D" | SPACING "A" |
|---|---|
| 6" O.C. | 5.20" |
| 8" O.C. | 6.93" |
| 10" O.C. | 8.66" |
| 12" O.C. | 10.40" |
| 15" O.C | 13.00" |
| 18" O.C. | 15.60" |
| 24" O.C. | 20.80" |
| 30" O.C. | 26.00" |
| 36" O.C. | 30.00" |

### PERENNIAL/GROUNDCOVER SPACING

NOT TO SCALE (NJ-070301 - 04/2024)

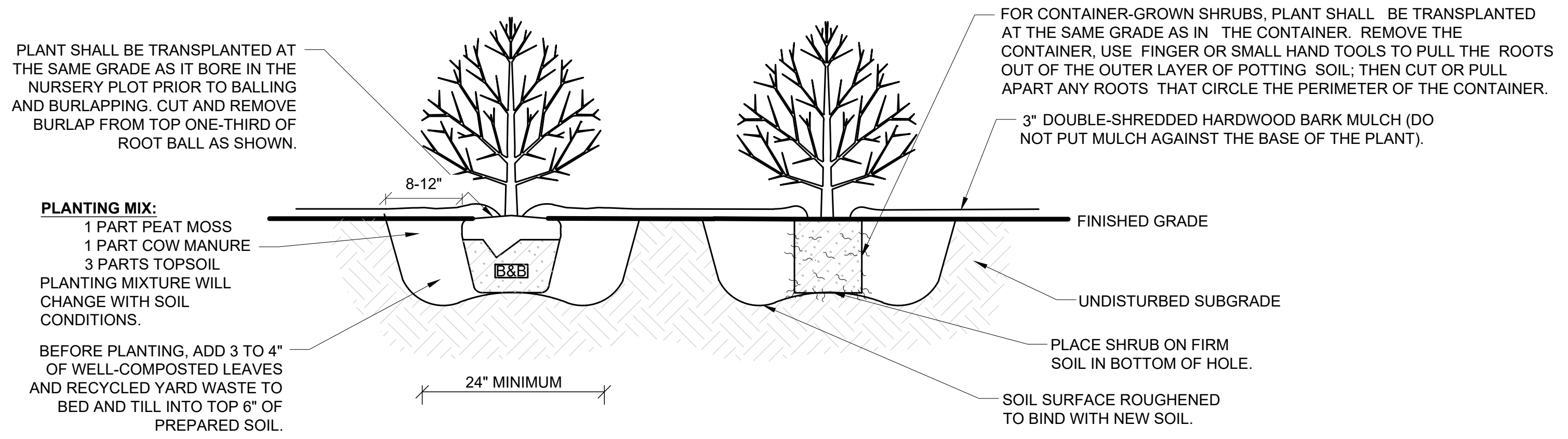
NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT BANDS OF WIRE BASKET AND FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.


AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING: OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
4" BUILT-UP EARTH SAUCER
3" DOUBLE-SHREDDED HARDWOOD BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK)
DO NOT STAKE OR WRAP TRUNK
TWICE THE WIDTH OF THE ROOT BALL
BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.
PREPARED SOIL FOR TREES 1 PART PEAT MOSS 1 PART COW MANURE 3 PARTS TOPSOIL
UNDISTURBED SUBGRADE
4-6" DEEPER THAN ROOT BALL
DIG WIDE, SHALLOW HOLE WITH TAMPED SIDES
CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

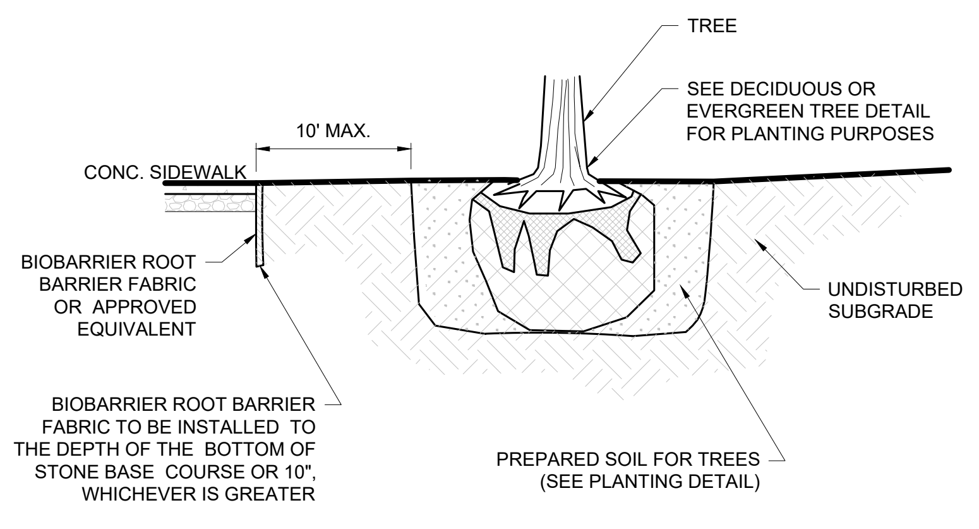
### DECIDUOUS TREE PLANTING

NOT TO SCALE (NJ-L070101 - 04/2024)


PLANT SHALL BE TRANSPLANTED AT THE SAME GRADE AS IT BORE IN THE NURSERY PLOT PRIOR TO BALLING AND BURLAPPING. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF ROOT BALL AS SHOWN.
8-12"
PLANTING MIX:
1 PART PEAT MOSS
1 PART COW MANURE
3 PARTS TOPSOIL
PLANTING MIXTURE WILL CHANGE WITH SOIL CONDITIONS.
B&B
BEFORE PLANTING, ADD 3 TO 4" OF WELL-COMPOSTED LEAVES AND RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.
24" MINIMUM
FOR CONTAINER-GROWN SHRUBS, PLANT SHALL BE TRANSPLANTED AT THE SAME GRADE AS IN THE CONTAINER. REMOVE THE CONTAINER, USE FINGER OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.
3" DOUBLE-SHREDDED HARDWOOD BARK MULCH (DO NOT PUT MULCH AGAINST THE BASE OF THE PLANT).
FINISHED GRADE
UNDISTURBED SUBGRADE
PLACE SHRUB ON FIRM SOIL IN BOTTOM OF HOLE.
SOIL SURFACE ROUGHENED TO BIND WITH NEW SOIL.

### DECIDUOUS AND EVERGREEN SHRUB PLANTING

NOT TO SCALE (NJ-L070201 - 04/2024)

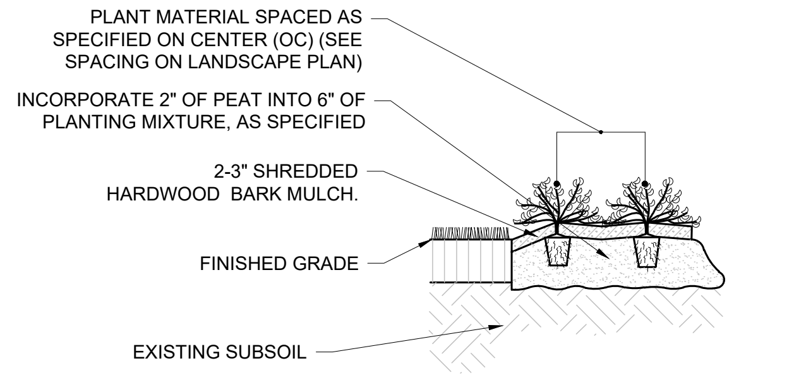

TREE
SEE DECIDUOUS OR EVERGREEN TREE DETAIL FOR PLANTING PURPOSES
10' MAX.
CONC. SIDEWALK
BIOBARRIER ROOT BARRIER FABRIC OR APPROVED EQUIVALENT
UNDISTURBED SUBGRADE
BIOBARRIER ROOT BARRIER FABRIC TO BE INSTALLED TO THE DEPTH OF THE BOTTOM OF STONE BASE COURSE OR 10", WHICHEVER IS GREATER
PREPARED SOIL FOR TREES (SEE PLANTING DETAIL)

NOTES:

1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN
2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.

### BIOBARRIER ROOT BARRIER

NOT TO SCALE (NJ-L079903 - 04/2024)


PLANT MATERIAL SPACED AS SPECIFIED ON CENTER (OC) (SEE SPACING ON LANDSCAPE PLAN)
INCORPORATE 2" OF PEAT INTO 6" OF PLANTING MIXTURE, AS SPECIFIED
2-3" SHREDDED HARDWOOD BARK MULCH.
FINISHED GRADE
EXISTING SUBSOIL

### PERENNIAL/GROUND COVER PLANTING

NOT TO SCALE (NJ-L070302 - 06/2025)

## SEEDING SPECIFICATIONS

(Rev. 06/2012)

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:

| | |
|---|---|
| PERENNIAL RYEGRASS | 1/2 LB/1,000 SF |
| KENTUCKY BLUEGRASS | 1 LB/1,000 SF |
| RED FESCUE | 1 1/2 LBS/1,000 SF |
| SPREADING FESCUE | 1 1/2 LBS/1,000 SF |
| FERTILIZER (20:10:10) | 14 LBS/1,000 SF |
| MULCH | 90 LBS/1,000 SF |

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

## IRRIGATION NOTE

CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT. SYSTEM DESIGN IS TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING.

## OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- ▪ TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- ▪ TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- ▪ VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- ▪ FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

## LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
   THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS:
   - A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE MOST CURRENT VERSION OF THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
   - B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT OF NOT LESS THAN 5% BY WEIGHT AND A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF ALL DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   - C. LAWN - ALL DISTURBED AREAS ARE TO BE COVERED WITH A MINIMUM 5" THICK LAYER OF TOPSOIL AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SEEDING SPECIFICATION ON THE APPROVED SOIL EROSION PLAN.
     - a. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
     - b. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS OF AT LEAST ¾". SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD THE SOD IN PLACE.
   - D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED OR DEPICTED ON THE LANDSCAPE PLAN.
   - E. FERTILIZER
     - a. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
     - b. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE AS SPECIFIED OR, AS A MINIMUM, 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE PURCHASED OR APPLIED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY AND THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.
   - F. PLANT MATERIAL
     - a. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
     - b. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
     - c. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER BOTANICAL NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
     - d. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
     - e. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL EXHIBIT NORMAL GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
     - f. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
     - g. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
     - h. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES:
   - A. THE CONTRACTOR SHALL UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
   - B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS:
   - A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH THE GENERAL WORK PROCEDURES OUTLINED HEREIN.
   - B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. THE CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR THE DURATION OF THE PROJECT AND WARRANTY PERIOD FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. THE CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
   - C. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF N.J.S.A. 48:2-74, et seq. , THE UNDERGROUND UTILITY PROTECTION ACT. IN PARTICULAR, THE CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL.
5. TREE PROTECTION:
   - A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
   - B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON WOOD/STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
   - C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
   - D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. SOIL MODIFICATIONS:
   - A. CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE AND SUBMIT THE SAME TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
   - B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN OR DIRECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER, IN WRITING, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
   - C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
   - D. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH 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.
   - E. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
   - F. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. FINISHED GRADING
   - A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
   - B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT A PROPER SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
   - C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
   - D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOILING
   - A. CONTRACTOR SHALL PROVIDE A 5" THICK MINIMUM LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
   - B. ON-SITE TOPSOIL MAY, UPON THE PROVISION OF A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY AND THE SUBMISSION TO AND APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER, BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
   - C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
   - D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
     - a. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
     - b. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
   - E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
   - A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
   - B. 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.
   - C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
   - D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
   - E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   - F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
     - a. PLANTS: MARCH 15 TO DECEMBER 15
     - b. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

     PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY, LANDSCAPE ARCHITECT AND/OR ENGINEER FOR POTENTIAL SUBSTITUTIONS.
   - G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS RECOMMENDED THAT THESE SPECIES NOT BE PLANTED DURING THE FALL PLANTING SEASON:

| | |
|---|---|
| *ACER RUBRUM* | *PLATANUS X ACERIFOLIA* |
| *BETULA VARIETIES* | *POPULUS VARIETIES* |
| *CARPINUS VARIETIES* | *PRUNUS VARIETIES* |
| *CRATAEGUS VARIETIES* | *PYRUS VARIETIES* |
| *KOELREUTERIA* | *QUERCUS VARIETIES* |
| *LIQUIDAMBAR STYRACIFLUA* | *TILIA TOMENTOSA* |
| *LIRIODENDRON TULIPIFERA* | *ZELKOVA VARIETIES* |

   - H. 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 BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
     - a. 1 PART PEAT MOSS
     - b. 1 PART COMPOSTED COW MANURE BY VOLUME
     - c. 3 PARTS TOPSOIL BY VOLUME
     - d. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
     - 2 TABLETS PER 1 GALLON PLANT
     - 3 TABLETS PER 5 GALLON PLANT
     - 4 TABLETS PER 15 GALLON PLANT
     - LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK
   - I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   - J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
   - K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
   - L. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
   - M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, PERENNIALS/ANNUALS SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
   - N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
   - O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
10. TRANSPLANTING (WHEN REQUIRED)
    - A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
    - B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
    - C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
    - D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
    - E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
    - F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED AT THE OWNER'S REQUEST OR IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING
    - A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT REQUIRED TO ENSURE THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
    - B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
    - C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE
    - A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 2 YEARS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE LANDSCAPE ARCHITECT AND/OR ENGINEER AND THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
    - B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
    - C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
    - D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. CLEANUP
    - A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
    - B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | NJA230139.00-1A |
| DRAWN BY: | CRA / TGH |
| CHECKED BY: | TXL |
| DATE: | 08/14/2025 |
| CAD I.D.: | P-CIVL-LSCP |

PROJECT:

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28400600 & MH000122

**M. F. DWYER**
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00120900

SHEET TITLE:

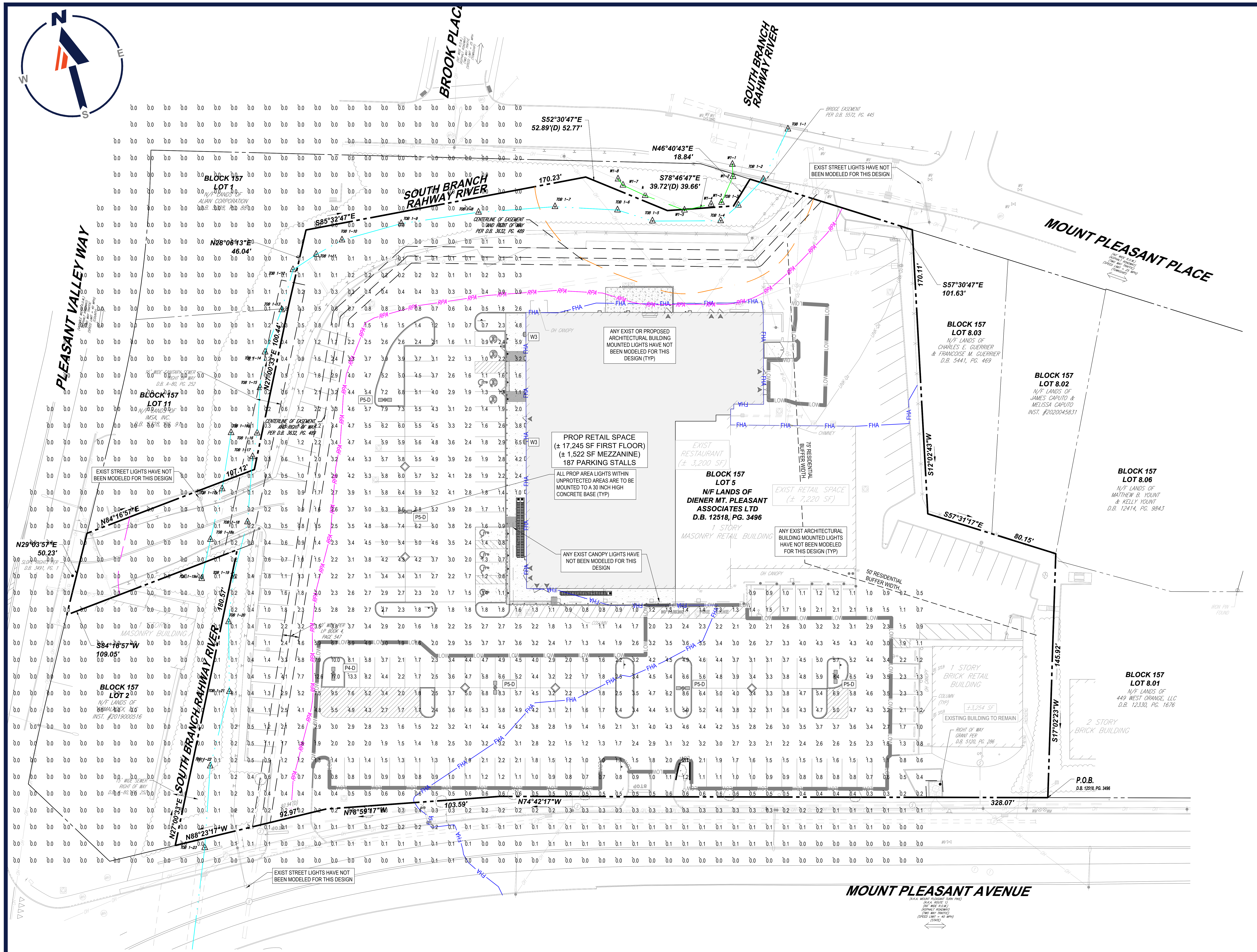
**LANDSCAPE NOTES AND DETAILS**

SHEET NUMBER:

**L-202**

REVISION 1 - 09/17/2025

Sep 24, 2025
G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-LSCP-NJA230139.00-1A---->LAYOUT: L-202 LSCP DETL
TH


N
E
S
W
BROOK PLACE
SOUTH BRANCH RAHWAY RIVER
MOUNT PLEASANT PLACE
PLEASANT VALLEY WAY
MOUNT PLEASANT AVENUE
S52°30'47"E 52.89'(D) 52.77'
N46°40'43"E 18.84'
S78°46'47"E 39.72'(D) 39.66'
170.23'
S85°32'47"E
N28°08'13"E 46.04'
N27°00'32"E 100.41'
197.12'
N84°16'57"E
N29°03'57"E 50.23'
S84°16'57"W 109.05'
180.97'
N27°00'32"E
N88°23'17"W
92.97'
N76°59'17"W 103.59'
N74°42'17"W
328.07'
S57°30'47"E 101.63'
170.11'
S12°02'43"W
S57°31'17"E 80.15'
145.92'
S17°02'23"W
P.O.B.
BLOCK 157 LOT 1
BLOCK 157 LOT 11
BLOCK 157 LOT 2
BLOCK 157 LOT 8.03
BLOCK 157 LOT 8.02
BLOCK 157 LOT 8.06
BLOCK 157 LOT 8.01
BLOCK 157 LOT 5 N/F LANDS OF DIENER MT. PLEASANT ASSOCIATES LTD D.B. 12518, PG. 3496
PROP RETAIL SPACE (± 17,245 SF FIRST FLOOR) (± 1,522 SF MEZZANINE) 187 PARKING STALLS
ALL PROP AREA LIGHTS WITHIN UNPROTECTED AREAS ARE TO BE MOUNTED TO A 30 INCH HIGH CONCRETE BASE (TYP)
ANY EXIST OR PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN (TYP)
ANY EXIST CANOPY LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN
ANY EXIST ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN (TYP)
EXIST STREET LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN
EXIST RESTAURANT (± 3,200 SF)
EXIST RETAIL SPACE (± 7,220 SF)
1 STORY MASONRY RETAIL BUILDING
1 STORY BRICK RETAIL BUILDING
EXISTING BUILDING TO REMAIN
2 STORY BRICK BUILDING
50' RESIDENTIAL BUFFER WIDTH
75' RESIDENTIAL BUFFER WIDTH
P4-D
P5-D
W3

## GENERAL LIGHTING NOTES:

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
4. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

**COOPER LIGHTING GALN GALLEON SERIES II LED AREA LIGHT (P4 & P5)**

NOT TO SCALE

**COOPER LIGHTING IMPACT ELITE SERIES LED WALL PACK (W-3)**

NOT TO SCALE

### CALCULATION SUMMARY

| LOCATION | UNITS | AVG | MAX | MIN | AVG/MIN | MAX/MIN |
|---|---|---|---|---|---|---|
| **PARKING AREA** | | | | | | |
| | FC | 3.02 | 13.3 | 0.6 | 5.03 | 22.17 |
| **PEDESTRIAN AREAS** | | | | | | |
| | FC | 3.35 | 6.5 | 1.0 | 3.35 | 6.50 |

### LUMINAIRE SCHEDULE

| SYMBOL | QTY | LABEL | MTG HT | DESCRIPTION | ARRNGMNT | LUMENS | LLF | COLOR TEMP | IES FILENAME | CATALOG # |
|---|---|---|---|---|---|---|---|---|---|---|
| ▭⊕▭ | 1 | P4-D | 18'-0" | COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED AREA LIGHT | BACK-TO-BACK | 20,941 | 0.900 | 4,000K | GALN-SA3C-740-U-T4FT_20941 LUMEN.IES | GALN-SA3C-740-XXX-T4FT-XXX-BK-DIM-XXX-XXX |
| ▭⊕▭ | 5 | P5-D | 18'-0" | COOPER LIGHTING (MCGRAW-EDISON) GALN GALLEON II SERIES LED AREA LIGHT | BACK-TO-BACK | 18,934 | 0.900 | 4,000K | GALN-SA4A-740-U-5WQ_18934 LUMEN.IES | GALN-SA4A-740-XXX-5WQ-XXX-BK-DIM-XXX-XXX |
| ⌓ | 2 | W3 | 10'-0" | COOPER LIGHTING (MCGRAW-EDISON) IMPACT ELITE SERIES LED WALL PACK | SINGLE | 4,508 | 0.900 | 4,000K | ISW-SA1C-740-U-T3.IES | ISW-SA1C-740-XXX-T3-XXX-XXX-XXX |

NOTES: 1. ANY EXISTING OR PROPOSED STREET AND SITE AREA LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
2. ANY EXISTING ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.

### TOWNSHIP REQUIREMENTS

PER SECTION: CHAPTER 25 LAND USE REGULATIONS - ARTICLE I GENERAL DEVELOPMENT REGULATIONS - 25-14.1 LIGHTING - GENERAL STANDARDS

| LOCATION | REQUIRED | PROPOSED |
|---|---|---|
| MAXIUMUM FIXTURE HEIGHT | 18' | 18' (COMPLIES) |
| MAXIMUM ILLUMINATION AT PROPERTY LINES | 0. 5 FC | 0.5 FC (COMPLIES) |
| MINIMUM ILLUMINATION WITHIN PEDESTRIAN WALKWAYS | 0.9 FC | 1.0 FC (COMPLIES) |
| MINIMUM ILLUMINATION FOR PARKING AREAS | 2.0 FC | 0.6 FC (VARIANCE) |

**REFER TO DETAIL SHEET FOR LIGHT POLE SPECIFICATION & LIGHT POLE FOUNDATION DETAIL**

**REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**

30 15 7.5 0 30

SCALE: 1" = 30'

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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY<br>CHECKED BY |
|---|---|---|---|
| 1 | 09/17/2025 | REV. PER SCD COMMENTS. | TGH<br>TXL |

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| | |
|---|---|
| **PROJECT No.:** | NJA230139.00-1A |
| **DRAWN BY:** | CRA / TGH |
| **CHECKED BY:** | TXL |
| **DATE:** | 08/14/2025 |
| **CAD I.D.:** | P-CIVL-LGHT |

**PROJECT:**

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

**PROPOSED RETAIL STORE**

**MAP: 87 | BLK: 157 | LOT: 5**
**457 MOUNT PLEASANT AVENUE**
**TOWNSHIP OF WEST ORANGE**
**ESSEX COUNTY, NEW JERSEY**

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NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

**SHEET TITLE:**

**LIGHTING PLAN**

**SHEET NUMBER:**

**L-301**

**REVISION 1 - 09/17/2025**

| | | | | | |
|---|---|---|---|---|---|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |

## McGraw-Edison

**GALN Galleon II**

Area / Site Luminaire

### Product Features

BABA · BAA · TAA · FADC · Light ARchitect™

### Product Certifications

ISO Systems Certified · DLC Listed · DLC Listed Premium · 3G VIB · IP66 · UL Certified · DarkSky Approved · 5 Year Limited Warranty · RoHS Compliant

### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

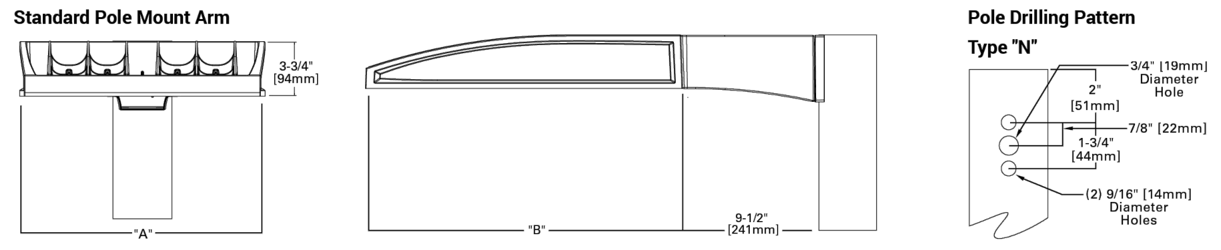
### Quick Facts

- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

### Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

### Dimensional Details



| Number of Light Squares | Width "A" | Housing Length "B" | Weight with Standard or QM Arm | EPA with Standard or QM Arm |
|---|---|---|---|---|
| 1-4 | 16" | 22" | 29 lb | 0.95 |
| 5-6 | 22" | 22" | 39 lb | 0.95 |
| 7-9 | 22" | 28-1/8" | 48 lb | 1.1 |

**NOTES:** For arm selection requirements and additional line art, see Mounting Details section.

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May 28, 2025 8:23 PM

## AREA LIGHT SPECIFICATION

NOT TO SCALE

SOURCE: COOPER LIGHTING

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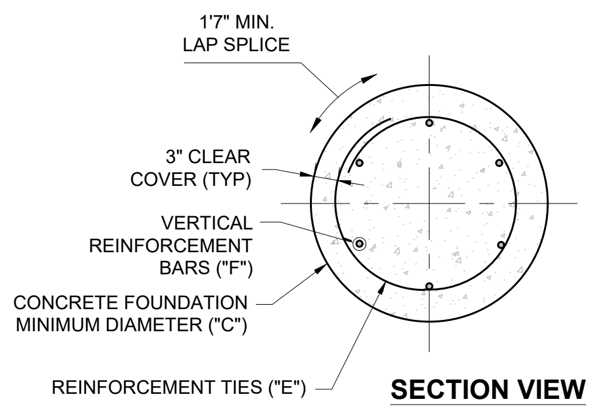
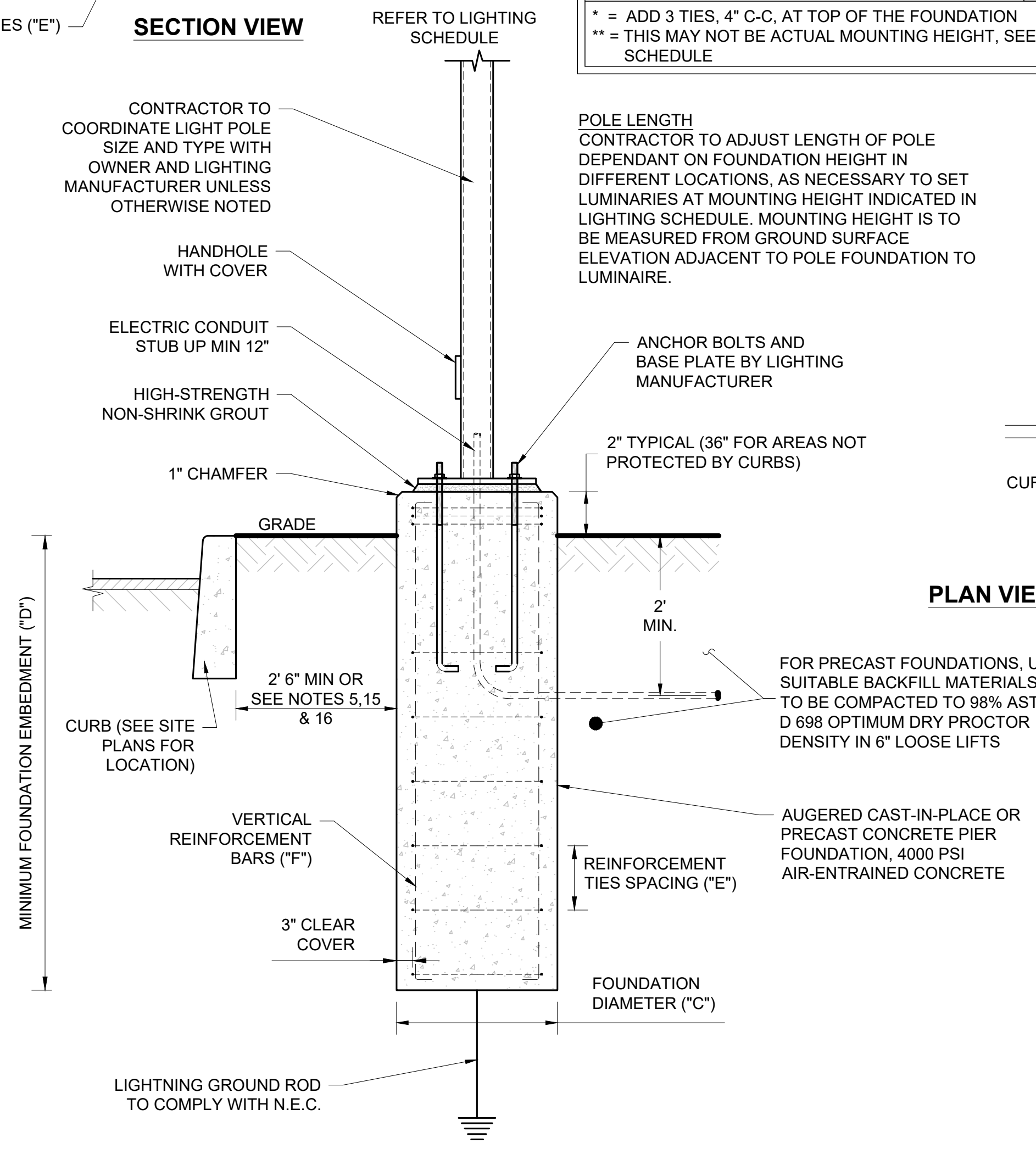

1'7" MIN. LAP SPLICE
3" CLEAR COVER (TYP)
VERTICAL REINFORCEMENT BARS ("F")
CONCRETE FOUNDATION MINIMUM DIAMETER ("C")
REINFORCEMENT TIES ("E")

**SECTION VIEW**

### LIGHT POLE FOUNDATION SCHEDULE

| | |
|---|---|
| MAXIMUM HEIGHT ABOVE GRADE (INCL. BASE)"A" ** | 18'-0" |
| ASSUMED AVERAGE POLE DIAMETER "B" | 4" |
| # OF FIXTURES | DOUBLE |
| MINIMUM FOUNDATION DIAMETER "C" | 24" |
| MINIMUM FOUNDATION DEPTH "D" | 6'-0" |
| REINFORCING TIES "E" * | #3 TIES @12"C-C |
| VERTICAL HOOKED REINFORCEMENT "F" | (6) #5 BARS EQUALLY SPACED |

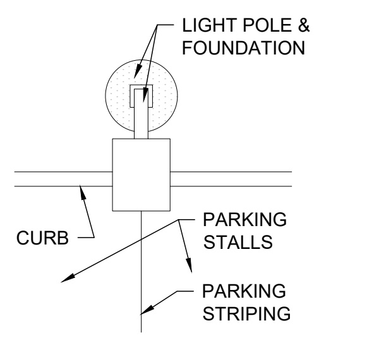
* = ADD 3 TIES, 4" C-C, AT TOP OF THE FOUNDATION
** = THIS MAY NOT BE ACTUAL MOUNTING HEIGHT, SEE LIGHTING SCHEDULE


REFER TO LIGHTING SCHEDULE
CONTRACTOR TO COORDINATE LIGHT POLE SIZE AND TYPE WITH OWNER AND LIGHTING MANUFACTURER UNLESS OTHERWISE NOTED
HANDHOLE WITH COVER
ELECTRIC CONDUIT STUB UP MIN 12"
HIGH-STRENGTH NON-SHRINK GROUT
1" CHAMFER
GRADE
ANCHOR BOLTS AND BASE PLATE BY LIGHTING MANUFACTURER
2" TYPICAL (36" FOR AREAS NOT PROTECTED BY CURBS)
MINIMUM FOUNDATION EMBEDMENT ("D")
2' 6" MIN OR SEE NOTES 5,15 & 16
CURB (SEE SITE PLANS FOR LOCATION)
2' MIN.
FOR PRECAST FOUNDATIONS, USE SUITABLE BACKFILL MATERIALS TO BE COMPACTED TO 98% ASTM D 698 OPTIMUM DRY PROCTOR DENSITY IN 6" LOOSE LIFTS
VERTICAL REINFORCEMENT BARS ("F")
AUGERED CAST-IN-PLACE OR PRECAST CONCRETE PIER FOUNDATION, 4000 PSI AIR-ENTRAINED CONCRETE
REINFORCEMENT TIES SPACING ("E")
3" CLEAR COVER
FOUNDATION DIAMETER ("C")
LIGHTNING GROUND ROD TO COMPLY WITH N.E.C.

**ELEVATION VIEW**

NOTES:
SEE SCHEDULE AND NOTES FOR ADDITIONAL INFORMATION

POLE LENGTH
CONTRACTOR TO ADJUST LENGTH OF POLE DEPENDANT ON FOUNDATION HEIGHT IN DIFFERENT LOCATIONS, AS NECESSARY TO SET LUMINARIES AT MOUNTING HEIGHT INDICATED IN LIGHTING SCHEDULE. MOUNTING HEIGHT IS TO BE MEASURED FROM GROUND SURFACE ELEVATION ADJACENT TO POLE FOUNDATION TO LUMINAIRE.



**PLAN VIEW AT PARKING STALLS**

## LIGHT POLE FOUNDATION NOTES

1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.

2. THE CONTRACTOR IS TO HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN ASSUMPTIONS STATED. UNSUITABLE MATERIALS FOUND MUST BE REMOVED OR BE REMEDIED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.

3. IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.

5. STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." DETAILS ARE TO BE IN ACCORDANCE WITH ACI-315, "MANUAL OF STANDARD PRACTICE: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT." FORM WORK SHALL CONFORM ACI-347 "GUIDE TO FORM WORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.

6. CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. HISTORICAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY DESIGN MIX IS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN MUST ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS

7. CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".

8. EXPOSED CONCRETE IS TO BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.

9. CONCRETE TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.

10. REINFORCING STEEL BARS SHALL BILLET STEEL ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS TO BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.

11. ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BE LTS AS PER THE REINFORCING SPLICE SCHEDULE OR 40 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS ARE TO BE STANDARD HOOKS.

12. IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.

13. CONCRETE MUST ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS DURING THE ABOVE MENTIONED TIMEFRAME.

14. ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.

15. WHEN 2'-6" CLEARANCE CAN NOT BE PROVIDED, CONCRETE FOUNDATION MUST BE EXTENDED TO 36" ABOVE SURFACE, OR PROVIDE BOLLARD PROTECTION FOR LIGHT POLE.

16. VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN

17. CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS. THE LOCATION OF CONDUIT SUPPLYING POWER TO LIGHTS. A COMPLETED COPY OF THIS RECORD PLAN IS TO BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

18. UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM

## LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF

## LIGHT POLE FOUNDATION

NOT TO SCALE

(NJ-I010101 - 01/2025)(MODIFIED)

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| | | | | | |
|---|---|---|---|---|---|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |

## McGraw-Edison

**Impact Elite LED**

Wall Mount Luminaire

### Product Certifications

ISO Systems Certified · IP66 · UL Certified Safety · ida Dark Sky Approved[1] · 5 Year Limited Warranty · DLC Listed

### Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

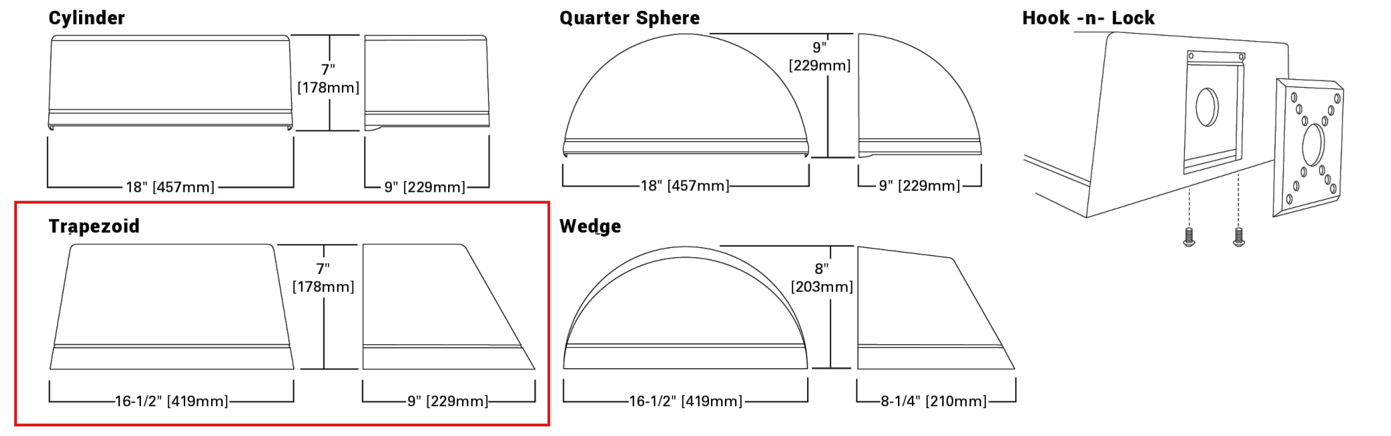
### Quick Facts

- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

### Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

### Dimensional Details



NOTES:
1. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PS500049EN **page 1**
November 15, 2024 4:54 PM

## WALL PACK SPECIFICATION

NOT TO SCALE

SOURCE: COOPER LIGHTING

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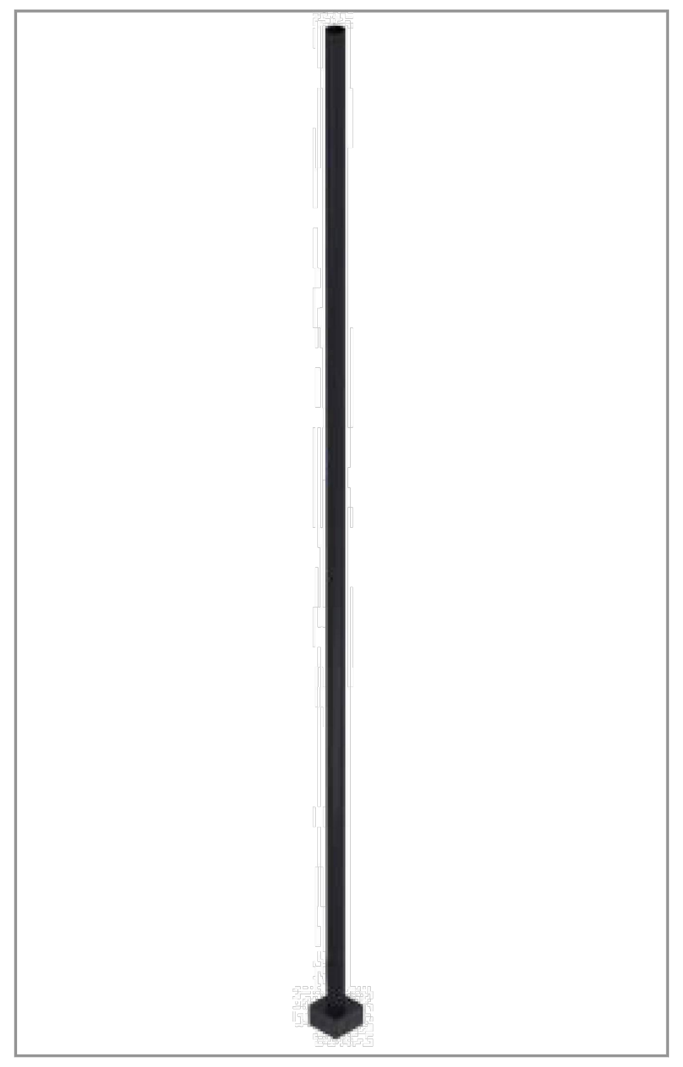

## Cooper Poles

**Round Straight Steel - RSS**

Anchor Base Installation

### Product Certifications & Features

ISO Systems Certified · BABA · AASHTO · RoHS Compliant · UL Certified · CSA C US

**Base Cover**

- 2-piece metal cover, painted to match pole
- Optional ABS cover, 3 basic finishes
- Corrosion resistant hardware

**Handhole**

- Handhole Assembly, 3"x5" for 5"+ shaft, 2"x4" for 4" shaft, 1.6" x 3.5" for 3" shaft. 14" minimum above base
- Grounding provision Included
- Extra handhole locations available
- Metal handhole cover, painted to match pole
- Optional ABS Handhole cover, 3 basic finishes
- Corrosion resistant hardware
- Optional vandal resistant mechanism

**Finish**

■ BK - Black, Smooth
■ BZ - Bronze, Smooth
Featured Colors

- Highly durable TGIC polyester powder paint
- ASTM D3359 5B classification
- Optional hot-dipped galvanized pre-treat
- 10+ colors, custom finishes available

**Domestic Preferences**

BABA option supports both the USA Buy America (BAA) and Infrastructure Investment and Jobs Act (IIJA) domestic preference procurement requirements.

### Quick Facts

- Weldable grade carbon steel
- One-year limited warranty
- Fully galvanized anchor bolts & template included

### Interactive Menu

- Ordering Information page 2
- Base Plate Details page 3
- Mounting Type Details page 4
- Options Details page 5
- Certification & Additional Details Page 7
- EPA Data page 8
- Considerations page 14

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**CONTRACTOR TO COORDINATE LIGHT POLE SPECIFICS W/ MANUFACTURER**
**LIGHT POLE COLOR TO MATCH FIXTURE: BLACK**

## LIGHT POLE SPECIFICATION

NOT TO SCALE

SOURCE: COOPER LIGHTING

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|---|---|
| **PROJECT No.:** | NJA230139.00-1A |
| **DRAWN BY:** | CRA / TGH |
| **CHECKED BY:** | TXL |
| **DATE:** | 08/14/2025 |
| **CAD I.D.:** | P-CIVL-LGHT |

**PROJECT:**

**PRELIMINARY & FINAL MAJOR SITE PLAN**

FOR

PROPOSED
RETAIL STORE

MAP: 87 | BLK: 157 | LOT: 5
457 MOUNT PLEASANT AVENUE
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**SHEET TITLE:**

**LIGHTING SPECIFICATIONS AND DETAILS**

**SHEET NUMBER:**

**L-302**

**REVISION 1 - 09/17/2025**

Sep 24, 2025
G:\2023\NJA230139.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-LGHT-NJA230139.00-1A----->LAYOUT: L-302 LGHT DETL
TH